

**SEVENTH ADDENDUM
TO
THE CROSSINGS AT LAKE CREEK DEVELOPMENT AGREEMENT
FOR PHASES 2, 3, 5, 7A, 8A, 7B, 8B, 9, 10, AND 12**

Phase 25C

This Seventh Addendum ("Seventh Addendum") to Crossings at Lake Creek Development Agreement for Phases 2, 3, 5, 7A, 8A, 7B, 8B, 9, 10, and 12 is entered into this 8 day of November 2024 (the "Effective Date"), by and between Cannon Development Company, LLC the successor of TLC Investments, LLC the successor to the Crossings at Lake Creek X, LLC, Utah limited liability company (hereafter called "Developer") and Wasatch County (collectively, the "Parties").

WHEREAS, Cannon Development Company, LLC ("CDC") is the record owner and the successor in interest to the Crossings at Lake Creek X, with respect to development of that certain real property located in Wasatch County, Utah known as Phases 2C and 5 of The Crossings at Lake Creek, which are being combined into a single phase (the "Phase 25C");

WHEREAS, the Crossings at Lake Creek X, LLC ("Crossings X LLC") and Wasatch County entered into the Crossings at Lake Creek Development Agreement for Phases 2, 3, 5, 7A, 8A, 7B, 8B, 9, 10, and 12 (the "DA") on March 20, 2007, which was recorded on March 23, 2007 as Entry No. 317575 in the recorder's office of Wasatch County;

WHEREAS, as a successor in interest to the Crossings X LLC, CDC is a Developer under the DA with respect to rights and obligations for Phase 25C (see DA Section 2: Definitions – Developer);

WHEREAS, the legal description of the property subject to this Seventh Addendum is attached as Exhibit Ad7-A (the "Subject Property");

WHEREAS, the Crossings at Lake Creek X, LLC and Wasatch County entered into a First Addendum to the Crossings At Lake Creek Development Agreement for Phases 2, 3, 5, 7A, 8A, 7B, 8B, 9, 10, and 12 ("First Addendum") on March 20, 2007, which was recorded on March 23, 2007 as Entry No. 317574 in the recorder's office of Wasatch County;

WHEREAS, Recital F of the First Addendum states, "The terms of this addendum only apply to phases 7A and 8A;"

WHEREAS, Ivory Land Corporation ("Ivory") and Wasatch County have negotiated a Second Addendum to the Crossings At Lake Creek Development Agreement for Phases 2, 3, 5, 7A, 8A, 7B, 8B, 9, 10, and 12 ("Second Addendum"), which was recorded on August 3, 2021 as Entry No. 504975 in the recorder's office of Wasatch County;

WHEREAS, The Second Addendum states, “the terms of this Second Addendum only apply to Phase 10;”

WHEREAS, The Crossings at Lake Creek II, LLC (“II”) and Wasatch County have negotiated a Third Addendum to the Crossings At Lake Creek Development Agreement for Phases 2, 3, 5, 7A, 8A, 7B, 8B, 9, 10, and 12 (“Third Addendum”), which was recorded on March 3, 2022 as Entry No. 516003 in the recorder’s office of Wasatch County;

WHEREAS, The Third Addendum states, “the terms of this Third Addendum only apply to the Subject Property” (Phase 2A);

WHEREAS, The Crossings 78B, LLC (“78B”) and Wasatch County have negotiated a Fourth Addendum to the Crossings At Lake Creek Development Agreement for Phases 2, 3, 5, 7A, 8A, 7B, 8B, 9, 10, and 12 (“Fourth Addendum”), which was recorded on February 23, 2022 as Entry No. 515588 in the recorder’s office of Wasatch County;

WHEREAS, The Fourth Addendum states, “the terms of this Fourth Addendum only apply to Phase 7B/8B”;

WHEREAS, The Crossings 2B, LLC (“2B”) and Wasatch County have negotiated a Fifth Addendum to the Crossings At Lake Creek Development Agreement for Phases 2, 3, 5, 7A, 8A, 7B, 8B, 9, 10, and 12 (“Fifth Addendum”), which was recorded on March 17, 2022 as Entry No. 516739 in the recorder’s office of Wasatch County;

WHEREAS, The Fifth Addendum states, “the terms of this Fifth Addendum only apply to Phase 2B”;

WHEREAS, Developer and Wasatch County have negotiated a Sixth Addendum to the Crossings At Lake Creek Development Agreement for Phases 2, 3, 5, 7A, 8A, 7B, 8B, 9, 10, and 12 (“Sixth Addendum”), which was recorded on April 13, 2022 as Entry No. 518184 in the recorder’s office of Wasatch County;

WHEREAS, The Sixth Addendum states, “the property subject to this Sixth Addendum is only the Future Phases shown on Exhibit Ad6-A”, which includes the Subject Property, (Phase 25C);

WHEREAS, Section 3.1.(b)(5) of the DA provides that an addendum shall be made which shall provide a list of the recreational facilities within Phase 25C, along with renderings to be signed and approved by the County. Said addendum shall include an agreed upon completion date for each recreation facility;

WHEREAS, Section 3.1(b)(4) of the DA provides that landscaping, irrigation lines, and recreation facilities, are not required improvements under 16.27.19 (2004) for Phase 25C and therefore are not required to be inspected and accepted by the County prior to the issuance of any building permit, including permits for single family dwellings, within the phase, but pursuant to 16.27.20 (2004), and subject to the terms of the DA Section 3.1(b)(6), the Open Space and Facilities as defined below must be bonded for or completed prior to the Phase 25C final plat being recorded;

WHEREAS, the recreational facilities contained within the Subject Property are listed in Section A below and Exhibit Ad7-C;

WHEREAS, subsequent to the DA, the Parties recognized that certain terms in the DA were not helpful for the practical application of the agreement and development of the Subject Property;

WHEREAS, the Parties have agreed to revise and amend certain terms in the DA to facilitate development of the Subject Property;

WHEREAS, the terms of this Seventh Addendum only apply to Phase 25C;

WHEREAS, the DA provides that the Parties may amend the DA, and that no Addendum or modification to the DA shall require the consent or approval of any person or entity having any interest in any specific lot, unit or other portion of the Project;

WHEREAS, the Parties desire to clarify and affirm certain terms in the DA regarding common area maintenance obligations and architectural review and covenant enforcement obligations for the Subject Property; and

NOW, THEREFORE, in consideration of the mutual promises, covenants, and provisions set forth herein, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

AGREEMENT

A. Open Space and Common Facilities for the Project. Sections 3.1(b)(4)&(5) of the DA require construction and provision for maintenance of project improvements, landscaping, and recreational facilities, and contemplates addendums to the DA showing the renderings, and the completion date for some of these. In fulfillment of this requirement, this Phase 25C of the Project includes open space and common facilities and other improvements, including, specifically:

- Publicly Accessible Trails subject to reasonable rules and regulations established by the HOA. Only the eight foot (8') wide path connecting Hayloft Lane and Cottage Lake Road is considered publicly accessible. All other walkways, paths, and amenities within the Subject Property are private for the exclusive use and benefit of The Crossings Homeowners Association. Sidewalks within rights of way are publicly accessible.
- Private Open Space and Common Facilities within Parcels Q, R, S, T and U
 - Parcel Q will include:
 - Turf and/or trees and plants landscaping. Parcel Q will be completed at the time the landscaping for Lot 258 is installed.
 - Parcel R will include:

- Publicly accessible eight-foot (8') trail connecting Hayloft Lane and Cottage Lake Road. This is the only publicly accessible path within all Open Space parcels in Phase 25C.
 - Private sidewalks in open space parcels and on the opposite side of the lot:
 - from Adley Lane for lots 260-261,
 - from Sparrow Rain Lane for lots 262-265, and
 - from Cloverfield Lane for lots 266- 267 .
 - Turf, trees and/or plants landscaping.
 - Private firepit and seating, if not prohibited by fire regulations.
 - Private bench(es).
 - There *may* be an outdoor table and open framed structure to hang café lights from near the firepit.
- Parcel S will include:
 - Private soccer/sports field.
 - Turf and tree landscaping.
 - Picnic bench.
 - Private parking lot.
 - Private sidewalks in open space parcels and on the opposite side of the lot:
 - from Storm Loop Road for lots 234-237.
- Parcel T will include:
 - Turf and/or trees and plants landscaping.
 - Private sidewalks in open space parcels and on the opposite side of the lot:
 - from Storm Loop Road for lots 222-233.
 - Private bench
- Parcel U will include:
 - Turf and/or trees, plants and xeriscape landscaping.
- Landscaping within Phase 2A
 - Landscaping in the Phase 2A right of way along Old Farm Road directly adjacent to Phase 25C will be completed at the time the landscaping for lots 258 and 259 are installed, or as required in Section A(2) below, whichever is first.
 - This will include turf, trees and streetlights in a similar fashion to previous phases along Old Farm Rd.
 - Landscaping in the Phase 2A right of way along Cottage Lake Road directly adjacent to Phase 25C will be completed at the time the landscaping for lots 243, 244, 258, 259, 262, 265, 266, 269 and Parcel S are installed , or as required in Section A(2) below, whichever is first.
 - This will include turf, trees and streetlights in a similar fashion to previous phases along Old Farm Rd.

- Public Sidewalks within Phase 2A
 - The sidewalks along Old Farm Road and Cottage Lake Road that are directly adjacent to Phase 25C that is included in the Phase 2A plat will be completed by Developer at the same time other sidewalks are constructed in Phase 25C.
- Street Lights and Lighted Crosswalks
 - All streetlights in Phase 25C are non-standard per Wasatch County design standards and as such the maintenance and repair of all streetlights is the responsibility of the HOA.

1. The above listed improvements, collectively, the “Open Space and Facilities,” shall be constructed to conform with the renderings attached as Exhibit Ad7-C to this Seventh Addendum. Parcels Q, R, S, T, and U, which is also shown on Exhibit Ad7-B, shall be dedicated to The Crossings at Lake Creek Homeowners Association (the “HOA”) or its successor as open space. These Open Spaces and Facilities will be maintained by the HOA, or its successor. Approval by the County, as per section 8.2 of the DA, is no longer required to dedicate or transfer deed or maintenance obligation from Developer to the HOA for all Open Space, Common Area and Facilities for the Project, due to the January 19, 2022 Resolution and Transfer Agreement of the HOA.

2. Developer shall complete construction of the Open Space and Facilities within the phase, consistent with the DA within eighteen (18) months of final plat recordation or the issuance of fifty percent (50%) of building permits for construction of the Units in Phase 25C of the Project, except for the soccer field which must also be before 150 ERUs as indicated in the Sixth Addendum.

3. Additionally, all final plats for the Project shall include open space as shown in Exhibit Ad7-B to this Seventh Addendum, which shall be dedicated as Open Space to the HOA, to be maintained by the HOA, and shall 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, including the final plat (parcels Q, R, S, T and U) as set forth in the DA. The intent is to keep all Open Space and Facilities as private property, owned and maintained by the HOA with the only exception being a public access easement for the publicly accessible trails, nonetheless, all Open Space and Facilities including the trails will be subject to the reasonable rules and regulations of the HOA.

B. Construction Information/ Restrictions and Landscape Plan. Pursuant to the portion of Section 3.1(b)(5) of the DA under the heading Construction Information/ Restrictions and Landscape Plan, Developer has submitted a trail and landscape plan which is accepted by the County for Phase 25C which is attached as Exhibit Ad7-C to this Seventh Addendum.

C. Amendment to Section 12 of DA. Section 12 of the DA governing notice to the Developer for the Phases 25C shall be amended to replace Crossings at Lake Creek X, LLC with the following:

Cannon Development Company, LLC
Attn: Logan Cannon
124 S. 600 E.
Salt Lake City, UT 84102

With Copies to:

Cannon Law Group
Attn: Cole Cannon
124 S. 600 S. #200
Salt Lake City, UT 84102

D. Effectiveness. Except as modified hereby, the DA shall remain in full force and effect on or after the effective date of this Seventh Addendum, each reference in the DA to “this Agreement,” “hereunder,” “hereof,” “herein” or words of like import shall mean and be a reference to the DA as amended by this Seventh Addendum. To the extent of a conflict between this Seventh Addendum and the DA, this addendum shall prevail.

~ Signature pages follow ~

WASATCH COUNTY:

By: _____

Dustin Grabau, Wasatch County Manager

STATE OF UTAH)

SS:

COUNTY OF WASATCH)



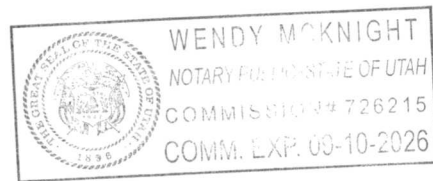
Attest: _____

Michelle L. Crook
Wasatch County Clerk Auditor - Deputy

The foregoing instrument was acknowledged before me this 11 day of February, 2025, by Dustin Grabau, who executed the foregoing instrument in his capacity as the Wasatch County Manager and by Michelle Crook, who executed the foregoing instrument in their capacity as the Wasatch County Clerk Auditor.


Wendy McKnight

NOTARY PUBLIC

Residing at: Wasatch

Cannon Development Company, LLC as successor of The Crossings at Lake Creek X, LLC

By:


Logan Cannon

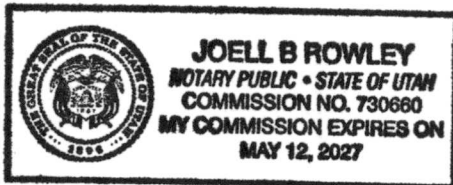
Its: Manager

STATE OF UTAH)

ss:

COUNTY OF WASATCH)

The foregoing instrument was acknowledged before me this 8 day of November, 2024, by Logan Cannon, who executed the foregoing instrument in her capacity as Manager for Cannon Development Company, LLC.





NOTARY PUBLIC

Residing at: Wasatch county, Utah

EXHIBIT Ad7-A

LEGAL DESCRIPTION

PREPARED FOR
THE CROSSINGS AT LAKE CREEK 25C, LLC
HEBER CITY, UTAH
(December 9, 2021)
21-0195

PHASE 25C
OVERALL BOUNDARY DESCRIPTION

A tract of land located in the Southwest Quarter & Southeast Quarter of Section 3, Township 4 South, Range 5 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located along the Section line N89°48'25"E 360.78 feet and South 4,073.75 feet from the North 1/4 Corner of Section 3, T4S, R5E, SLB&M (Basis of Bearing being S89°48'35"W between the North 1/4 Quarter and Northwest Corner of said Section 3); thence South 775.67 feet to that certain Boundary Line Agreement recorded September 23, 2016 as Entry No. 429187 in Book 1170 at Page 806 in the office of the Wasatch County Recorder; thence along said Boundary Line Agreement the following six (6) courses: (1) N86°10'00"W 0.35 feet; (2) thence N82°18'43"W 93.33 feet; (3) thence N86°07'22"W 334.85 feet; (4) thence N86°14'40"W 101.42 feet; (5) thence N87°41'15"W 74.20 feet; (6) thence N88°50'43"W 87.94 feet to the easterly line of ROCKY MEADOWS SUBDIVISION, according to the official plat thereof recorded October 19, 2016 as Entry No. 430269 in Book 1173 at Page 79 in the office of the Wasatch County Recorder; thence along said plat the following two (2) courses: (1) N00°30'26"W 269.07 feet; (2) thence N89°43'11"W 583.70 feet to the easterly line of THE CROSSINGS AT LAKE CREEK PHASES 7A AND 8A AMENDED LOTS 809A – 814A, according to the official plat thereof recorded September 18, 2012 as Entry No. 382430 in Book 1063 at Page 1694 in the office of the Wasatch County Recorder; thence along said plat N09°21'11"E 61.82 feet; thence N21°58'16"E 138.65 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 470.00 feet (radius bears: N21°58'16"E) a distance of 38.70 feet through a central angle of 04°43'05" Chord: N65°40'12"W 38.69 feet; thence N26°41'21"E 100.00 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 370.00 feet (radius bears: N26°41'21"E) a distance of 170.92 feet through a central angle of 26°28'02" Chord: N50°04'38"W 169.40 feet; thence N36°50'38"W 254.21 feet; thence N54°09'06"E 192.67 feet; thence along the arc of a curve to the right with a radius of 25.00 feet a distance of 46.75 feet through a central angle of 107°09'10" Chord: S72°16'19"E 40.23 feet; thence S18°41'39"E 74.90 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 355.00 feet (radius bears: N71°18'16"E) a distance of 441.80 feet through a central angle of 71°18'16" Chord: S54°20'52"E 413.83 feet; thence East 138.26 feet; thence along the arc of a curve to the left with a radius of 630.00 feet a distance of 125.78 feet through a central angle of 11°26'22" Chord: N84°16'49"E 125.57 feet; thence N78°33'38"E 212.10 feet; thence along the arc of a curve to the right with a radius of 970.00 feet a distance of 241.60 feet through a central angle of 14°16'16" Chord: N85°41'46"E 240.98 feet; thence S87°10'06"E 221.14 feet to the point of beginning.

Contains: 800,809 square feet or 18.38 acres+/-

EXHIBIT Ad7-B

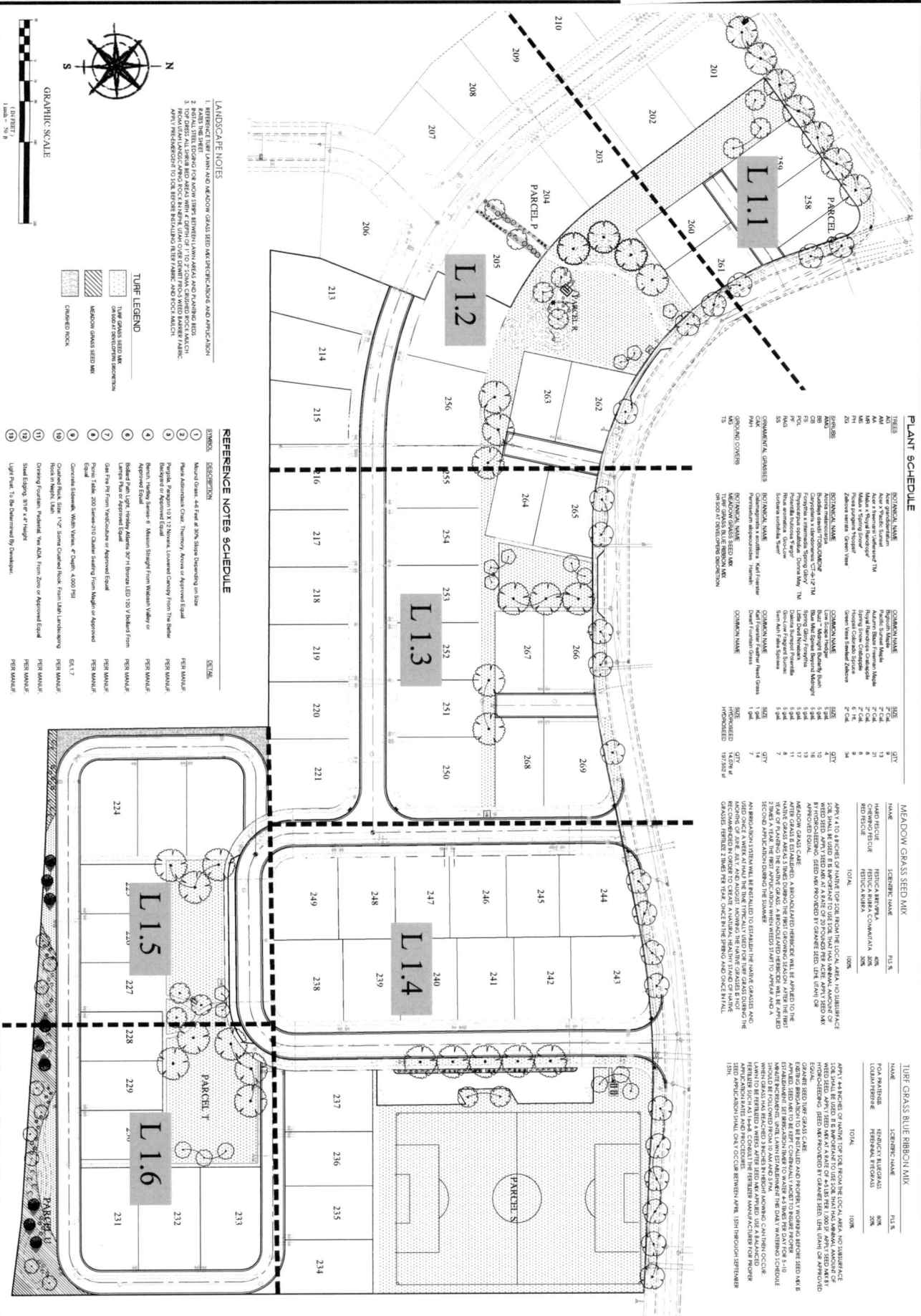
Plat

MEMPHIS, TN 38103-0791 ATTN: WASTE MANAGEMENT	SECTION 10 USE ONLY	A
SOLID WASTE		A
APPROVED THIS _____ DAY OF _____ A.D. 20____		M
SOLID WASTE SUPERVISOR		
WASATCH COUNTY WEED BOARD		A
APPROVED THIS _____ DAY OF _____ A.D. 20____		D
WEED DEPARTMENT SUPERVISOR		

Curve Table					
CURVE	RADIUS	DELTA	DELTA	DELTA	THICKNESS
C1	24.00	90° 0' 0"	90.00	144° 15' 0"	0.15
C2	24.00	80° 0' 0"	80.00	130° 0' 0"	0.15
C3	24.00	70° 0' 0"	70.00	115° 15' 0"	0.15
C4	24.00	60° 0' 0"	60.00	100° 0' 0"	0.15
C5	24.00	50° 0' 0"	50.00	84° 45' 0"	0.15
C6	24.00	40° 0' 0"	40.00	69° 0' 0"	0.15
C7	24.00	30° 0' 0"	30.00	53° 15' 0"	0.15
C8	24.00	20° 0' 0"	20.00	37° 0' 0"	0.15
C9	24.00	10° 0' 0"	10.00	21° 15' 0"	0.15
C10	24.00	0° 0' 0"	0.00	5° 0' 0"	0.15
C11	24.00	0° 0' 0"	0.00	144° 15' 0"	0.15
C12	24.00	10° 0' 0"	10.00	158° 45' 0"	0.15
C13	24.00	20° 0' 0"	20.00	173° 0' 0"	0.15
C14	24.00	30° 0' 0"	30.00	187° 15' 0"	0.15
C15	24.00	40° 0' 0"	40.00	201° 0' 0"	0.15
C16	24.00	50° 0' 0"	50.00	215° 15' 0"	0.15
C17	24.00	60° 0' 0"	60.00	229° 0' 0"	0.15
C18	24.00	70° 0' 0"	70.00	243° 15' 0"	0.15
C19	24.00	80° 0' 0"	80.00	257° 0' 0"	0.15
C20	24.00	90° 0' 0"	90.00	270° 0' 0"	0.15
C21	24.00	100° 0' 0"	100.00	284° 15' 0"	0.15
C22	24.00	110° 0' 0"	110.00	298° 0' 0"	0.15
C23	24.00	120° 0' 0"	120.00	311° 15' 0"	0.15
C24	24.00	130° 0' 0"	130.00	325° 0' 0"	0.15
C25	24.00	140° 0' 0"	140.00	338° 15' 0"	0.15
C26	24.00	150° 0' 0"	150.00	351° 0' 0"	0.15
C27	24.00	160° 0' 0"	160.00	364° 15' 0"	0.15
C28	24.00	170° 0' 0"	170.00	377° 0' 0"	0.15
C29	24.00	180° 0' 0"	180.00	390° 0' 0"	0.15
C30	24.00	190° 0' 0"	190.00	403° 15' 0"	0.15
C31	24.00	200° 0' 0"	200.00	416° 0' 0"	0.15
C32	24.00	210° 0' 0"	210.00	428° 15' 0"	0.15
C33	24.00	220° 0' 0"	220.00	441° 0' 0"	0.15
C34	24.00	230° 0' 0"	230.00	453° 15' 0"	0.15
C35	24.00	240° 0' 0"	240.00	466° 0' 0"	0.15
C36	24.00	250° 0' 0"	250.00	478° 15' 0"	0.15
C37	24.00	260° 0' 0"	260.00	491° 0' 0"	0.15
C38	24.00	270° 0' 0"	270.00	503° 15' 0"	0.15
C39	24.00	280° 0' 0"	280.00	516° 0' 0"	0.15
C40	24.00	290° 0' 0"	290.00	528° 15' 0"	0.15
C41	24.00	300° 0' 0"	300.00	541° 0' 0"	0.15
C42	24.00	310° 0' 0"	310.00	553° 15' 0"	0.15
C43	24.00	320° 0' 0"	320.00	566° 0' 0"	0.15
C44	24.00	330° 0' 0"	330.00	578° 15' 0"	0.15
C45	24.00	340° 0' 0"	340.00	591° 0' 0"	0.15
C46	24.00	350° 0' 0"	350.00	603° 15' 0"	0.15
C47	24.00	360° 0' 0"	360.00	616° 0' 0"	0.15
C48	24.00	370° 0' 0"	370.00	628° 15' 0"	0.15
C49	24.00	380° 0' 0"	380.00	641° 0' 0"	0.15
C50	24.00	390° 0' 0"	390.00	653° 15' 0"	0.15
C51	24.00	400° 0' 0"	400.00	666° 0' 0"	0.15
C52	24.00	410° 0' 0"	410.00	678° 15' 0"	0.15
C53	24.00	420° 0' 0"	420.00	691° 0' 0"	0.15
C54	24.00	430° 0' 0"	430.00	703° 15' 0"	0.15
C55	24.00	440° 0' 0"	440.00	716° 0' 0"	0.15
C56	24.00	450° 0' 0"	450.00	728° 15' 0"	0.15
C57	24.00	460° 0' 0"	460.00	741° 0' 0"	0.15
C58	24.00	470° 0' 0"	470.00	753° 15' 0"	0.15
C59	24.00	480° 0' 0"	480.00	766° 0' 0"	0.15
C60	24.00	490° 0' 0"	490.00	778° 15' 0"	0.15
C61	24.00	500° 0' 0"	500.00	791° 0' 0"	0.15
C62	24.00	510° 0' 0"	510.00	803° 15' 0"	0.15
C63	24.00	520° 0' 0"	520.00	816° 0' 0"	0.15
C64	24.00	530° 0' 0"	530.00	828° 15' 0"	0.15
C65	24.00	540° 0' 0"	540.00	841° 0' 0"	0.15
C66	24.00	550° 0' 0"	550.00	853° 15' 0"	0.15
C67	24.00	560° 0' 0"	560.00	866° 0' 0"	0.15
C68	24.00	570° 0' 0"	570.00	878° 15' 0"	0.15
C69	24.00	580° 0' 0"	580.00	891° 0' 0"	0.15
C70	24.00	590° 0' 0"	590.00	903° 15' 0"	0.15
C71	24.00	600° 0' 0"	600.00	916° 0' 0"	0.15
C72	24.00	610° 0' 0"	610.00	928° 15' 0"	0.15
C73	24.00	620° 0' 0"	620.00	941° 0' 0"	0.15
C74	24.00	630° 0' 0"	630.00	953° 15' 0"	0.15
C75	24.00	640° 0' 0"	640.00	966° 0' 0"	0.15
C76	24.00	650° 0' 0"	650.00	978° 15' 0"	0.15
C77	24.00	660° 0' 0"	660.00	991° 0' 0"	0.15
C78	24.00	670° 0' 0"	670.00	1003° 15' 0"	0.15
C79	24.00	680° 0' 0"	680.00	1016° 0' 0"	0.15
C80	24.00	690° 0' 0"	690.00	1028° 15' 0"	0.15
C81	24.00	700° 0' 0"	700.00	1041° 0' 0"	0.15
C82	24.00	710° 0' 0"	710.00	1053° 15' 0"	0.15
C83	24.00	720° 0' 0"	720.00	1066° 0' 0"	0.15
C84	24.00	730° 0' 0"	730.00	1078° 15' 0"	0.15
C85	24.00	740° 0' 0"	740.00	1091° 0' 0"	0.15
C86	24.00	750° 0' 0"	750.00	1103° 15' 0"	0.15
C87	24.00	760° 0' 0"	760.00	1116° 0' 0"	0.15
C88	24.00	770° 0' 0"	770.00	1128° 15' 0"	0.15
C89	24.00	780° 0' 0"	780.00	1141° 0' 0"	0.15
C90	24.00	790° 0' 0"	790.00	1153° 15' 0"	0.15
C91	24.00	800° 0' 0"	800.00	1166° 0' 0"	0.15
C92	24.00	810° 0' 0"	810.00	1178° 15' 0"	0.15
C93	24.00	820° 0' 0"	820.00	1191° 0' 0"	0.15
C94	24.00	830° 0' 0"	830.00	1203° 15' 0"	0.15
C95	24.00	840° 0' 0"	840.00	1216° 0' 0"	0.15
C96	24.00	850° 0' 0"	850.00	1228° 15' 0"	0.15
C97	24.00	860° 0' 0"	860.00	1241° 0' 0"	0.15
C98	24.00	870° 0' 0"	870.00	1253° 15' 0"	0.15
C99	24.00	880° 0' 0"	880.00	1266° 0' 0"	0.15
C100	24.00	890° 0' 0"	890.00	1278° 15' 0"	0.15
C101	24.00	900° 0' 0"	900.00	1291° 0' 0"	0.15
C102	24.00	910° 0' 0"	910.00	1303° 15' 0"	0.15
C103	24.00	920° 0' 0"	920.00	1316° 0' 0"	0.15
C104	24.00	930° 0' 0"	930.00	1328° 15' 0"	0.15
C105	24.00	940° 0' 0"	940.00	1341° 0' 0"	0.15
C106	24.00	950° 0' 0"	950.00	1353° 15' 0"	0.15
C107	24.00	960° 0' 0"	960.00	1366° 0' 0"	0.15
C108	24.00	970° 0' 0"	970.00	1378° 15' 0"	0.15
C109	24.00	980° 0' 0"	980.00	1391° 0' 0"	0.15
C110	24.00	990° 0' 0"	990.00	1403° 15' 0"	0.15
C111	24.00	1000° 0' 0"	1000.00	1416° 0' 0"	0.15
C112	24.00	1010° 0' 0"	1010.00	1428° 15' 0"	0.15
C113	24.00	1020° 0' 0"	1020.00	1441° 0' 0"	0.15
C114	24.00	1030° 0' 0"	1030.00	1453° 15' 0"	0.15
C115	24.00	1040° 0' 0"	1040.00	1466° 0' 0"	0.15
C116	24.00	1050° 0' 0"	1050.00	1478° 15' 0"	0.15
C117	24.00	1060° 0' 0"	1060.00	1491° 0' 0"	0.15
C118	24.00	1070° 0' 0"	1070.00	1503° 15' 0"	0.15
C119	24.00	1080° 0' 0"	1080.00	1516° 0' 0"	0.15
C120	24.00	1090° 0' 0"	1090.00	1528° 15' 0"	0.15
C121	24.00	1100° 0' 0"	1100.00	1541° 0' 0"	0.15
C122	24.00	1110° 0' 0"	1110.00	1553° 15' 0"	0.15
C123	24.00	1120° 0' 0"	1120.00	1566° 0' 0"	0.15
C124	24.00	1130° 0' 0"	1130.00	1578° 15' 0"	0.15
C125	24.00	1140° 0' 0"	1140.00	1591° 0' 0"	0.15
C126	24.00	1150° 0' 0"	1150.00	1603° 15' 0"	0.15
C127	24.00	1160° 0' 0"	1160.00	1616° 0' 0"	0.15
C128	24.00	1170° 0' 0"	1170.00	1628° 15' 0"	0.15
C129	24.00	1180° 0' 0"	1180.00	1641° 0' 0"	0.15
C130	24.00	1190° 0' 0"	1190.00	1653° 15' 0"	0.15
C131	24.00	1200° 0' 0"	1200.00	1666° 0' 0"	0.15
C132	24.00	1210° 0' 0"	1210.00	1678° 15' 0"	0.15
C133	24.00	1220° 0' 0"	1220.00	1691° 0' 0"	0.15
C134	24.00	1230° 0' 0"	1230.00	1703° 15' 0"	0.15
C135	24.00	1240° 0' 0"	1240.00	1716° 0' 0"	0.15
C136	24.00	1250° 0' 0"	1250.00	1728° 15' 0"	0.15
C137	24.00	1260° 0' 0"	1260.00	1741° 0' 0"	0.15
C138	24.00	1270° 0' 0"	1270.00	1753° 15' 0"	0.15
C139	24.00	1280° 0' 0"	1280.00	1766° 0' 0"	0.15
C140	24.00	1290° 0' 0"	1290.00	1778° 15' 0"	0.15
C141	24.00	1300° 0' 0"	1300.00	1791° 0' 0"	0.15
C142	24.00	1310° 0' 0"	1310.00	1803° 15' 0"	0.15
C143	24.00	1320° 0' 0"	1320.00	1816° 0' 0"	0.15
C144	24.00	1330° 0' 0"	1330.00	1828° 15' 0"	0.15
C145	24.00	1340° 0' 0"	1340.00	1841° 0' 0"	0.15
C146	24.00	1350° 0' 0"	1350.00	1853° 15' 0"	0.15
C147	24.00	1360° 0' 0"	1360.00	1866° 0' 0"	0.15
C148	24.00	1370° 0' 0"	1370.00	1878° 15' 0"	0.15
C149	24.00	1380° 0' 0"	1380.00	1891° 0' 0"	0.15
C150	24.00	1390° 0' 0"	1390.00	1903° 15' 0"	0.15
C151	24.00	1400° 0' 0"	1400.00	1916° 0' 0"	0.15
C152	24.00	1410° 0' 0"	1410.00	1928° 15' 0"	0.15
C153	24.00	1420° 0' 0"	1420.00	1941° 0' 0"	0.15
C154	24.00	1430° 0' 0"	1430.00	1953° 15' 0"	0.15
C155	24.00	1440° 0' 0"	1440.00	1966° 0' 0"	0.15
C156	24.00	1450° 0' 0"	1450.00	1978° 15' 0"	0.15
C157	24.00	1460° 0' 0"	1460.00	1991° 0' 0"	0.15
C158	24.00	1470° 0' 0"	1470.00	2003° 15' 0"	0.15
C159	24.00	1480° 0' 0"	1480.00	2016° 0' 0"	0.15
C160	24.00	1490° 0' 0"	1490.00	2028° 15' 0"	0.15
C161	24.00	1500° 0' 0"	1500.00	2041° 0' 0"	0.15
C162	24.00	1510° 0' 0"	1510.00	2053° 15' 0"	0.15
C163	24.00	1520° 0' 0"	1520.00	2066° 0' 0"	0.15
C164	24.00	1530° 0' 0"	1530.00	2078° 15' 0"	0.15
C165	24.00	1540° 0' 0"	1540.00	2091° 0' 0"	0.15
C166	24.00	1550° 0' 0"	1550.00	2103° 15' 0"	0.15
C167	24.00	1560° 0' 0"	1560.00	2116° 0' 0"	0.15
C168	24.00	1570° 0' 0"	1570.00	2128° 15' 0"	0.15
C169	24.00	1580° 0' 0"	1580.00	2141° 0' 0"	0.15
C170	24.00	1590° 0' 0"	1590.00	2153° 15' 0"	0.15
C171	24.00	1600° 0' 0"	1600.00	2166° 0' 0"	0.15
C172	24.00	1610° 0' 0"	1610.00	2178° 15' 0"	0.15
C173	24.00	1620° 0' 0"	1620.00	2191° 0' 0"	0.15
C174	24.00	1630° 0' 0"	1630.00	2203° 15' 0"	

EXIBIT Ad7-C

Open Space and Facilities



REVISION BLOCK

DATE	DESCRIPTION
06/02/2022	1.0

THE CROSSINGS AT LAKE CREEK PHASE 25C

HEBER, UTAH

OVERALL LANDSCAPE PLAN

OVERALL LANDSCAPE PLAN

1.0

FOCUS

ENGINEERING AND SURVEYING, LLC

6949 S. HIGH TECH DRIVE SUITE 200

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MADE IN UTAH

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

NO. 10888

STATE OF UTAH

DATE: 06/02/2022

BY: [Signature]

THE CROSSINGS AT LAKE CREEK PHASE 25C
HEBER, UTAH
LANDSCAPE PLAN

Grade	1 st - 2 nd	Ex. ans.	Nil
Date	06/15/2022	Job #	21-0195
Sheet	L1.2		



PLANT SCHEDULE

[illegible]

REFERENCE NOTES & SCHEDULE

[illegible]

TURF LEGEND



GRAPHIC SCALE

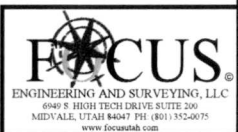
1 inch = 20 mm

1

MATCH LINE SEE SHEET L1.4

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----

THE CROSSINGS AT LAKE CREEK PHASE 25C
HEBER, UTAH
LANDSCAPE PLAN

LANDSCAPE
PLAN

L1.3

F:\2001\21-01-95 The Crossings at Lake Creek 20\design 21-01-95.dwg (sheet 1) - OVERALL LANDSCAPE PLAN.dwg

PLANT SCHEDULE

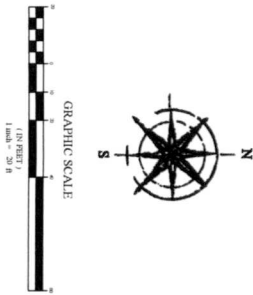
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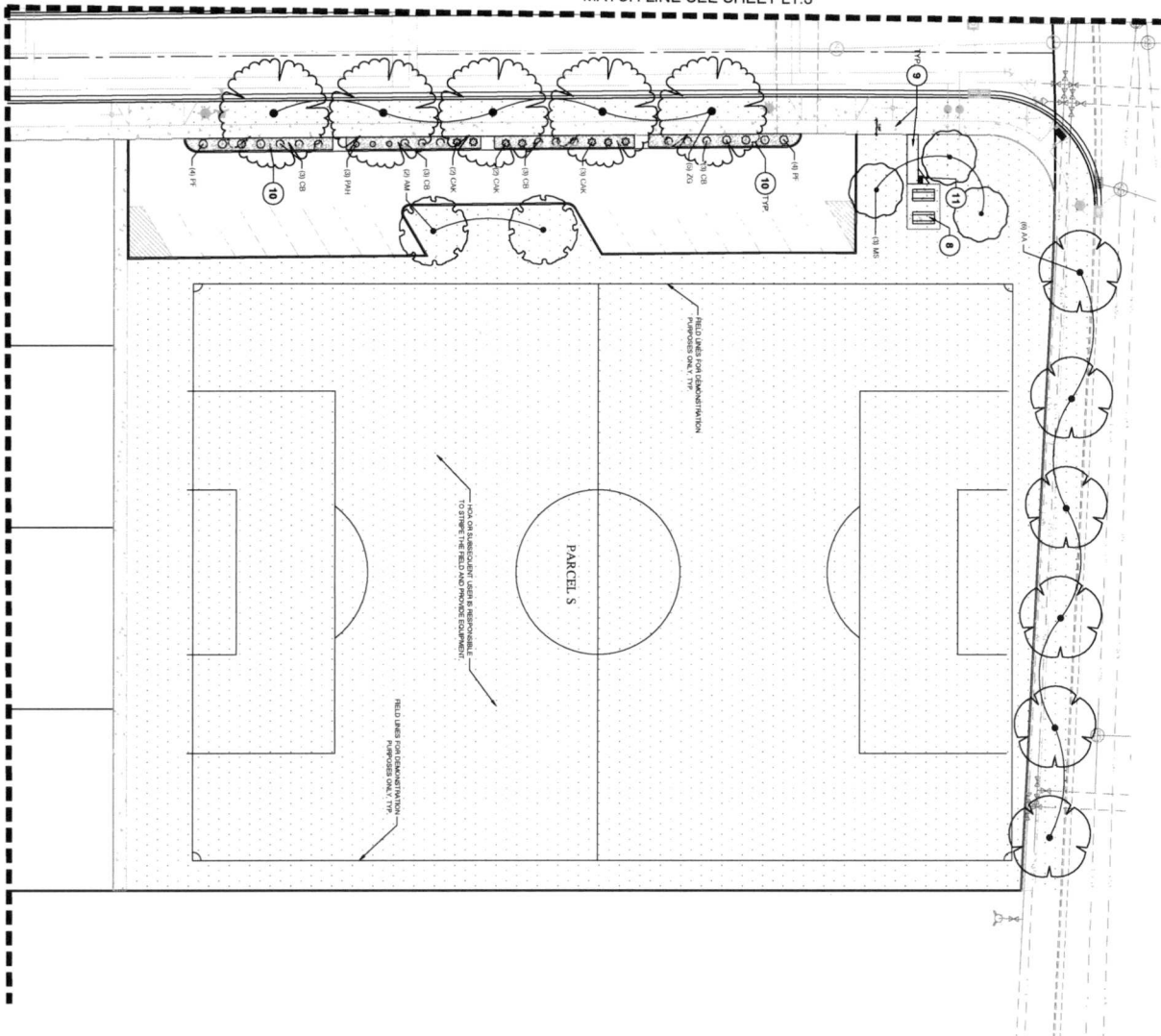
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TURF LEGEND

CRUSHED ROCK



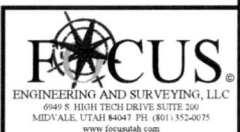
MATCH LINE SEE SHEET L1.3



MATCH LINE SEE SHEET L1.5

REVISION BLOCK		
#	DATE	DESCRIPTION
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4	----	----
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THE CROSSINGS AT LAKE CREEK PHASE 25C
HEBER, UTAH
LANDSCAPE PLAN



PLANT SCHEDULE

[illegible]

REFERENCE NOTES

[illegible]

TURF LEGEND

TULIP GRASS SEED MIX
ON SOIL AT DEVELOPING DIRECTION

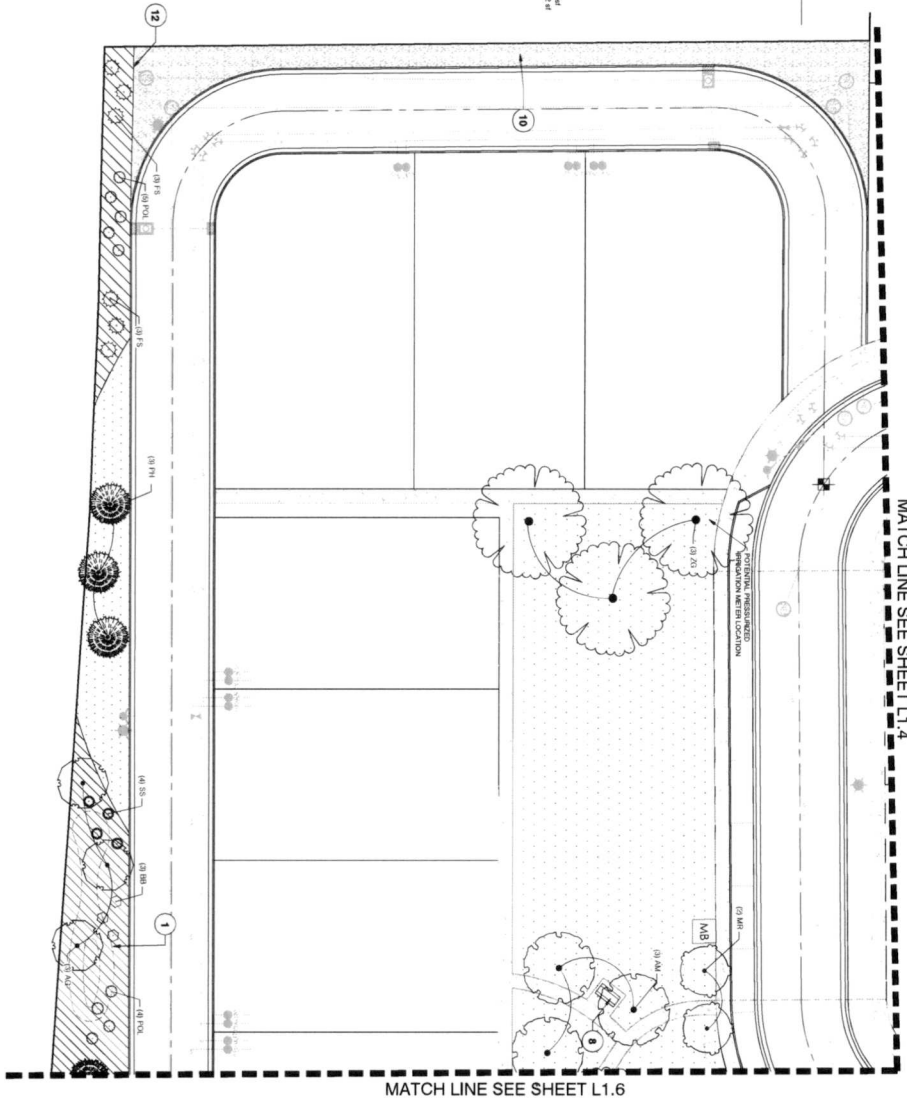
MEADOW GRASS SEED MIX

CRUSHED MOCK



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft

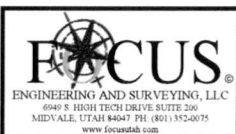


MATCH LINE SEE SHEET L1.6

MATCH LINE SEE SHEET L1.4

REVISION BLOCK		
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3	----	----
4	----	----
5	----	----

THE CROSSINGS AT LAKE CREEK PHASE 25C
HEBER, UTAH
LANDSCAPE PLAN

LANDSCAPE
PLAN

L1.5



GRAPHIC SCALE



PLANT SCHEDULE

NAME	SEX	QTY
1755	M	13
1756	F	13
1757	M	13
1758	M	13
1759	M	13
1760	M	13
1761	M	13
1762	M	13
1763	M	13
1764	M	13
1765	M	13
1766	M	13
1767	M	13
1768	M	13
1769	M	13
1770	M	13
1771	M	13
1772	M	13
1773	M	13
1774	M	13
1775	M	13
1776	M	13
1777	M	13
1778	M	13
1779	M	13
1780	M	13
1781	M	13
1782	M	13
1783	M	13
1784	M	13
1785	M	13
1786	M	13
1787	M	13
1788	M	13
1789	M	13
1790	M	13
1791	M	13
1792	M	13
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1797	M	13
1798	M	13
1799	M	13
1800	M	13

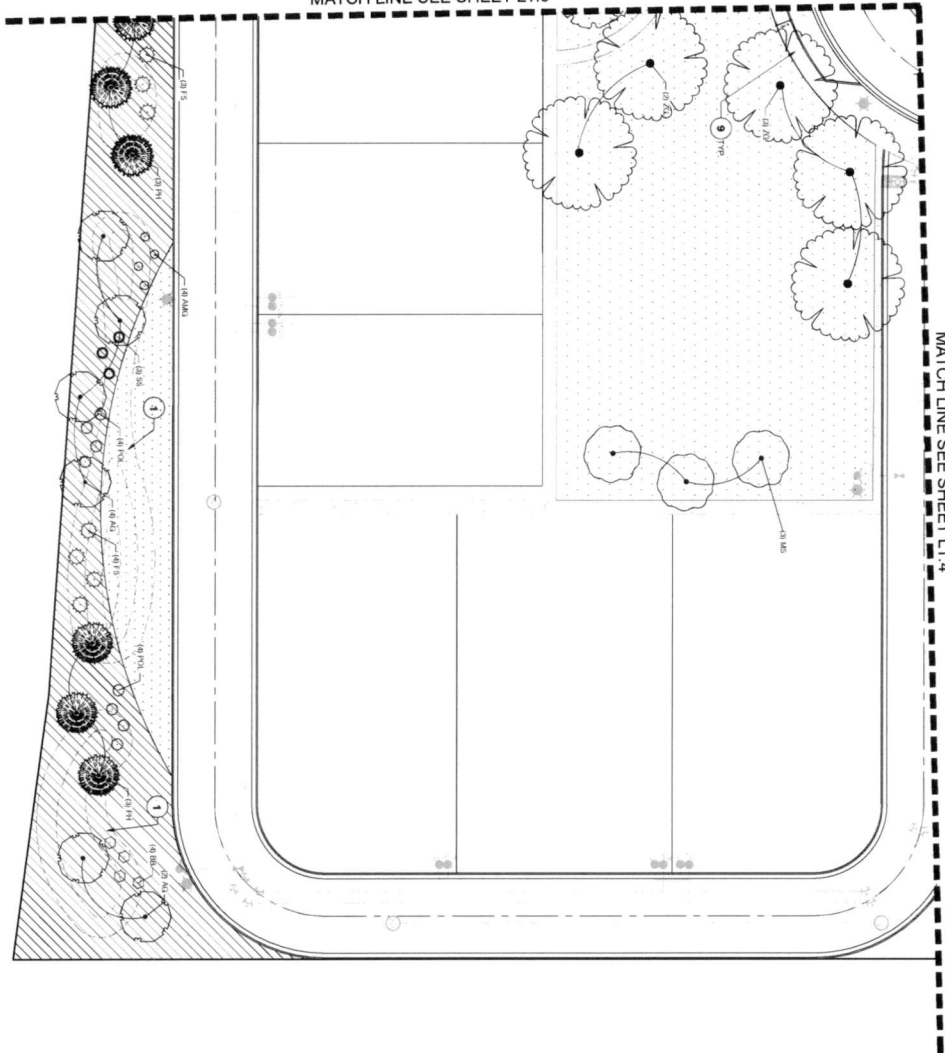
REFERENCE NOTES & SCHEDULE

- [illegible]

TURF LEGEND

- | | | |
|---|---|---|
|  |  |  |
| CRUSHED ROCK | MEADOW GRASS SEED MIX | TURF GRASS SEED MIX
ON 100 AT DEVELOPER'S DISCRETION |

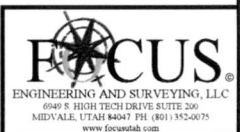
MATCH LINE SEE SHEET L1.5



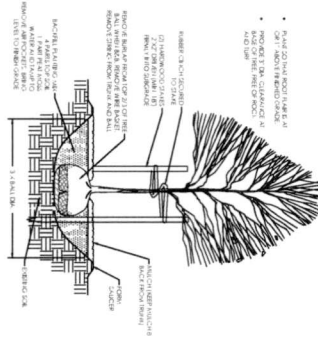
MATCH LINE SEE SHEET L1.4

REVISION BLOCK		
#	DATE	DESCRIPTION
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3	----	----
4	----	----
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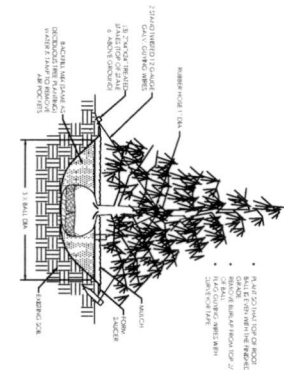
THE CROSSINGS AT LAKE CREEK PHASE 25C
HEBER, UTAH
LANDSCAPE PLAN



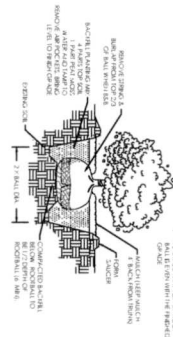
A TREE PLANTING & STAKING



B EVERGREEN PLANTING & GUYING
NOT TO SCALE



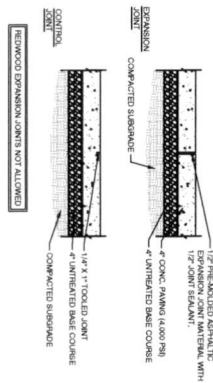
© SHRUB PLANTING
NOT TO SCALE



D PERENNIAL PLANTING
NOT TO SCALE



4th CONCRETE PAVING SECTION
304' x 12'

[illegible]

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
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6	----	----

LANDSCAPE
DETAILS

L1.7

THE CROSSINGS AT LAKE CREEK PHASE 25C
HEBER, UTAH
LANDSCAPE DETAILS

