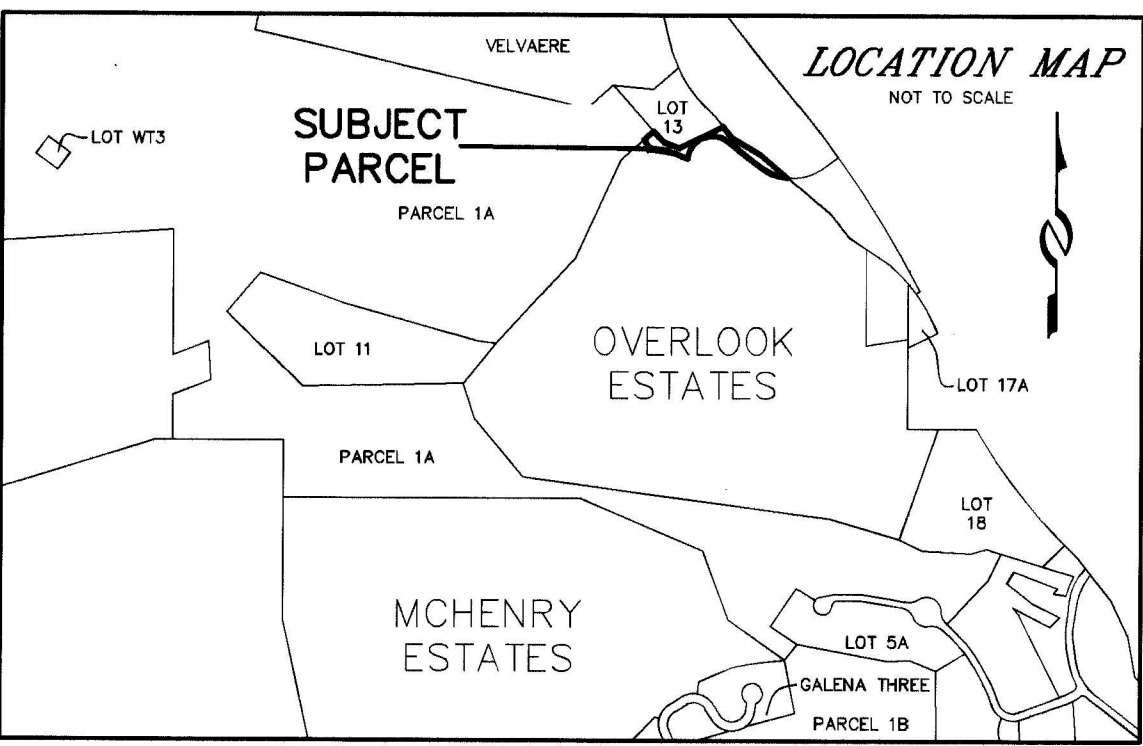


ADDRESS  
OPEN SPACE PARCEL A - 9819 N BLUE LEDGE DRIVE



#### NOTES

- 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.
- Property Corner Monuments:** Property corner monuments will be set upon completion of infrastructure improvements.
- Reconfiguration of Open Space Parcel A:** Open Space Parcel A of the Overlook Estates Subdivision Plat (Amending Lot 17B of the MIDA Master Development Plat Amended 2022), recorded on April 20, 2023, as Entry No. 531683, in Book 1439, beginning on Page 1377 on file and of record in the Wasatch County Recorder's Office ("Original Overlook Plat"), as amended by Overlook Estates Amended (Amending Lot 22 & Removing Lots 23-24 & Open Space Parcel C), recorded on December 2, 2024, as Entry No. 553172, in Book 1497, beginning on Page 694 on file and of record in the Wasatch County Recorder's Office ("Amended Overlook Plat" and together with the Original Overlook Plat, the "Overlook Plat"), is hereby amended and further subdivided into "Open Space Parcel A" and "Open Space Parcel A-2" by this Overlook Estates Open Space Parcel A Amended Plat.
- Removal and Release of Open Space Parcel A-2:** Consistent with Note 28 set forth on the Original Overlook Plat, Open Space Parcel A-2 is hereby removed from the "Project" (as defined in the Note 3 of the Original Overlook Plat) and released in its entirety from the "Project" and the Overlook Plat, as amended prior to the date hereof, such that Open Space Parcel A-2 is no longer a part of or governed in any way by the Overlook Plat, the "Project Declaration" (as defined in the Note 3 of the Original Overlook Plat) or the "Design Guidelines" (as defined in the Note 3 of the Original Overlook Plat). By reason of such removal and release, Open Space Parcel A-2 shall not be subject to any review by the "Design Reviewer" (as defined in the Note 6 of the Original Overlook Plat).
- Consistency with Master Declaration:** Open Space Parcel A-2 is 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 1306, 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, the Owner of Open Space Parcel A-2 shall 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.
- Consistency with Development Agreement:** Development of Open Space Parcel A-2 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.

- Site Plan Approval:** Development on Open Space Parcel A-2 must conform to and be improved in accordance with the requirements within the Master Declaration, Master Development Agreement and the MIDA Design Standards and Guidelines and requires a MIDA approved site plan, which site plan shall be approved prior to submission of an application for any building or other construction related permit pertaining to Open Space Parcel A-2, including, without limitation, permits required from either MIDA or Wasatch County, as applicable.
- Private Trail Easements:** The Master Developer, or one or more of its affiliates, pursuant to instrument of record, may reserve or grant non-exclusive easements for private ski trail access over and across those areas labeled "Private Trail Easement" and shown on this Plat.
- 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, 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.
- Slope Easements:** Permanent easements are hereby reserved across the portions of Open Space Parcel A-2 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 Open Space Parcel A-2 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. Permanent easements are hereby reserved across the portions of Open Space Parcel A-2 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 Open Space Parcel A-2 may be affected by cut and fill slopes required by the ski runs and trails.
- 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 Open Space Parcel A-2 and placed into the Mountain Roads. The owner of Open Space Parcel A-2 shall designate a private snow storage area within Open Space Parcel A-2 to accommodate snow removed from plowed surfaces within Open Space Parcel A-2.
- Notice of Disclosures Regarding Potential Conditions in Ski Resort Areas:** Buyers of Open Space Parcel A-2 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 Area 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 Open Space Parcel A-2 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.
- Rocky Mountain Power Easements:** Rocky Mountain Power may require easements in order to serve Open Space Parcel A-2 this Project. This approval does not affect any right that Rocky Mountain Power has under:
  - a recorded easement or right-of-way
  - the law applicable to prescriptive rights
  - Title 54, Chapter 8a, Damage to Underground Utility Facilities or
  - any other provision of law.
- Service Providers:** At the date of recordation, the Project is served by the Jordanelle Special Service District ("JSSD"), Wasatch County Fire District ("WCFD"), and Wasatch County Solid Waste Disposal District ("WCSDD"). Open Space Parcel A-2 is subject to assessments and fees levied by the foregoing districts. All Owners of Open Space Parcel A-2 agree to abide by all the Rules, Regulations, and other Construction related Standards and Specifications of the specified Districts.
- Jordanelle Special Service District Facilities:**
  - Water and Sewer Infrastructure will be owned and operated by JSSD. Water and Sewer infrastructure will be located within a utility easement.
  - 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.
  - 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.
  - 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 Open Space Parcel A-2.

PARCEL 1A  
MIDA MASTER DEVELOPMENT  
PLAT AMENDED 2022  
RECORDED: JULY 27, 2022  
ENTRY NO.: 522596

PARCEL E  
OVERLOOK ESTATES  
SUBDIVISION PLAT  
RECORDED:  
APRIL 20, 2023  
ENTRY NO.: 531683

LOT 37  
OVERLOOK ESTATES  
SUBDIVISION PLAT  
RECORDED: APRIL 20, 2023  
ENTRY NO.: 531683

#### OWNER'S 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 OPEN SPACE PARCEL A, Tax serial No. 00B-OPEN-A-024-024, and hereby causes the same to be amended as set forth to be hereafter known as Overlook Estates Second Amended.

In witness whereof, the undersigned set his hand this 1<sup>st</sup> day of October, 2025.

By: Charles Galati Its authorized signor.

RS21 MAYFLOWER LLC, a Delaware limited liability company

#### ACKNOWLEDGEMENT

State of Utah

County of Wasatch

On this 1<sup>st</sup> day of October, 2025, Charles Galati, 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 signor 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.

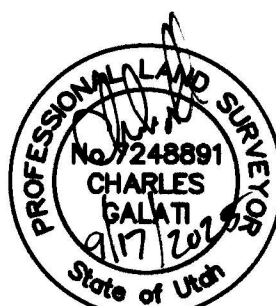
Notary Public

Printed Name Kristy Brown

Residing in: Wasatch Co.

My commission expires: 7/23/2026

Commission No. 738522



#### SURVEYOR'S CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 7248891, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor Act; I further certify that by authority of the owner, I have completed a survey of the property described hereon in accordance with Utah Code Section 17-23-17, have verified all measurements, and have subdivided the parcel into two (2) Lots as shown hereon, hereafter to be known as OVERLOOK ESTATES SECOND AMENDED, and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

#### OVERALL BOUNDARY LEGAL DESCRIPTION

Open Space Parcel A, OVERLOOK ESTATES, according to the official plat thereof as recorded in the office of the Wasatch County Recorder on April 20, 2023 as Entry No. 531683 in Book 1439 at Page 1377.

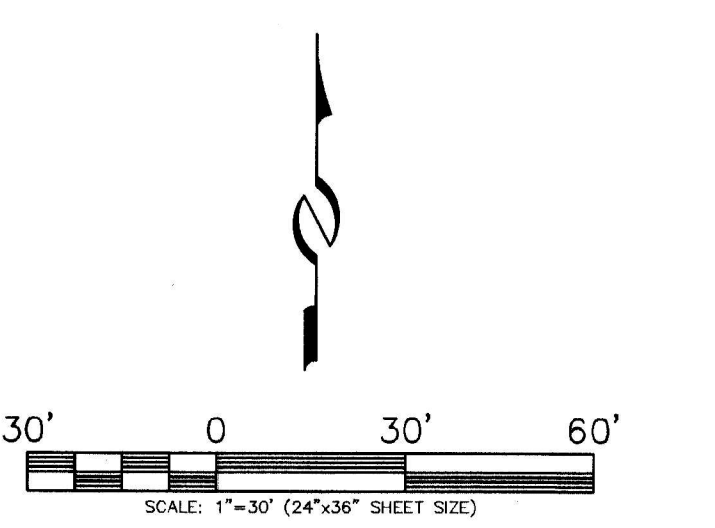
OPEN SPACE PARCEL B  
OVERLOOK ESTATES  
SUBDIVISION PLAT  
RECORDED: APRIL 20, 2023  
ENTRY NO.: 531683

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

#### SURVEYOR NOTE

All Bearings and Distances recited in Line Tables, or annotated hereon, are expressed in U.S. Survey Feet, projected to an NAVD Height of ~6700 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.

LEGEND	
Set or found rebar & cap stamped "ALLTERRA UTAH"	LINE TYPE LEGEND
Found Section monument (As-Noted)	BASIS OF BEARING
Found UDOT Right-of-Way Monument	EASEMENT (AS-NOTED)
PRIVATE TRAIL EASEMENT	PROPERTY LINE-OVERALL
	PROPERTY LINE-ADJOINER
	PARCEL LINE
	TIE LINE
	CENTERLINE ROAD



# OVERLOOK ESTATES SECOND AMENDED

AMENDING OPEN SPACE PARCEL A  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24,  
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE AND MERIDIAN  
MIDA JURISDICTION, WASATCH COUNTY, UTAH

JOB NO.: 25028 FILE: C:\Users\Charlie\Desktop\ALLTERRA\AU JOBS\2025\25028 - EXTEND LOT 13 ALTA\OPEN SPACE A SUBDIVISION\25028-PARCEL A PLAT.dwg 9/17/25 SHEET 1 OF 1

#### WASATCH COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS 1<sup>st</sup> DAY OF October, 2025.

RECORD OF SURVEY #3759

WASATCH COUNTY SURVEYOR

PROFESSIONAL LAND SURVEYING  
AND CONSULTING  
**ALLTERRA**  
**UTAH, LLC**

403-640-4200  
403 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

#### MILITARY INSTALLATION DEVELOPMENT AUTHORITY (MIDA)

APPROVED AND ACCEPTED ON THIS 25<sup>th</sup> DAY OF September, 2025

MRF PROJECT AREA MANAGER

#### MIDA MOUNTAIN VILLAGE PUBLIC INFRASTRUCTURE DISTRICT

APPROVED THIS 25<sup>th</sup> DAY OF September, 2025

EXECUTIVE DIRECTOR

#### JORDANELLE SPECIAL SERVICE DISTRICT AND SPECIAL IMPROVEMENT DISTRICT

APPROVED THIS 22<sup>nd</sup> DAY OF September, 2025

GENERAL MANAGER

#### WASATCH COUNTY FIRE DISTRICT

APPROVED THIS 22<sup>nd</sup> DAY OF September, 2025

FIRE CHIEF

#### ROCKY MOUNTAIN POWER

APPROVED THIS 25<sup>th</sup> DAY OF September, 2025

BY: Rocky Mountain Power  
A DIVISION OF PACIFICORP  
AUTHORIZED AGENT

#### ENBRIDGE ENERGY

APPROVED THIS 23<sup>rd</sup> DAY OF September, 2025

BY: Enbridge Energy  
TITLE: PRE-CONSTRUCTION

#### MIDA ATTORNEY

APPROVED AS TO FORM THIS DAY OF October, 2025

MIDA ATTORNEY

#### RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED

AT THE REQUEST OF RS21 MAYFLOWER LLC

54.00 MARCY M MURPHY 1531 232

FEE WASATCH COUNTY RECORDER BOOK PAGE

TIME 1:18 P.M. DATE 10-03-2025 ENTRY NO. 565104