

42/18 . 58/16

RECORDING REQUESTED BY:

COMMERCE LAND TITLE INCORPORATED

~~ENT 76483:2004 PG 1 of 8,  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2004 Jul 02 2:43 pm FEE 143.00 BY SDM  
RECORDED FOR COMMERCE LAND TITLE~~

WHEN RECORDED, MAIL TO:

MOUNTAIN HOME DEVELOPMENT CORPORATION  
3940 Traverse Mountain Blvd; Suite 200  
Lehi, UT 84043

2nd RECORDING  
ENT 81671:2004 PG 1 of 16  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2004 Jul 15 5:00 pm FEE 58.00 BY AB  
RECORDED FOR MOUNTAIN HOME DEV CORP

(Space Above for Recorder's Use)

**Supplemental Master Declaration  
of Covenants, Conditions, Restrictions and  
Reservation of Easements  
For Traverse Mountain  
*Winter Haven Phase 1***

**Supplemental Master Declaration  
of Covenants, Conditions, Restrictions and  
Reservation of Easements  
For Traverse Mountain  
Winter Haven Phase 1**

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This Supplemental Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain ("**Supplemental Declaration**") is made by **MOUNTAIN POINT, LLC**, a Utah limited liability company ("**Neighborhood Builder**"), and **MOUNTAIN HOME DEVELOPMENT, CORPORATION**, a Utah corporation ("**Declarant**"). Unless otherwise indicated, all capitalized terms used in this Supplemental Declaration are given the same meanings as in the Master Declaration defined in the Preamble of this Supplemental Declaration. This Supplemental Declaration shall be interpreted according to the rules established in Section 1.69 of the Master Declaration except that references in this Supplemental Declaration to Sections and Exhibits are to Sections of and Exhibits to this Supplemental Declaration.

**P R E A M B L E:**

A. On August 29, 2001, Declarant executed a Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain which was Recorded on August 31, 2001, as Entry No. 88405:2001, and amended by a First Amendment thereto, Recorded on August 12, 2002, as Entry No. 92301:2002, both in the Official Records of Utah County, Utah ("**Official Records**"), which may be further amended and restated (collectively, the "**Master Declaration**"). The Master Declaration is binding upon all Owners of Lots and Condominiums in the master planned development known as Traverse Mountain ("**Properties**").

B. Neighborhood Builder is the record owner of certain real property ("**Residential Property**") in Lehi City, Utah County, Utah, described on *Exhibit "RA."*

C. Neighborhood Builder is the record owner of certain real property ("**Annexed Master Association Property**") in the Lehi City, Utah County, Utah, described on *Exhibit "MP."* The Annexed Master Association Property and the Residential Property are collectively referred to in this Supplemental Declaration as "**Winter Haven Phase 1**".

D. Winter Haven Phase 1 is part of the Annexable Territory defined in Section 1.2 of the Master Declaration.

E. Declarant is the Declarant defined in Section 1.21 of the Master Declaration. Neighborhood Builder is a Neighborhood Builder as defined in Section 1.49 of the Master Declaration. Neighborhood Builder wishes to add Winter Haven Phase 1 to the Properties in accordance with Article XVI of the Master Declaration and impose the restrictions contained in the Master Declaration and this Supplemental Declaration on Winter Haven Phase 1.

THEREFORE, DECLARANT AND NEIGHBORHOOD BUILDER DECLARE AS FOLLOWS:

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1. **Designation of Neighborhood Builder.** Declarant designates Neighborhood Builder as a "Neighborhood Builder" defined in Section 1.49 of the Master Declaration. Declarant and Neighborhood Builder agree that Neighborhood Builder (i) may exercise all of the powers and exemptions of a Neighborhood Builder under the Master Declaration, and (ii) is responsible for performing all duties of a Neighborhood Builder under the Master Declaration.

2. **Annexation.** Neighborhood Builder and Declarant declare that Winter Haven Phase 1 is added to and made a part of the real property subject to the Master Declaration, as a Phase of the Properties. This Supplemental Declaration is a "Supplemental Declaration" defined in Section 1.64 of the Master Declaration Recorded in compliance with Article XVI of the Master Declaration.

3. **Land Classifications.**

3.1 **Residential Area.** The Residential Property is designated as a portion of the Residential Area, defined in Section 1.62 of the Master Declaration. All Owners of Lots in Winter Haven Phase 1 shall automatically become Members of the Master Association.

3.2 **Master Association Property.** Unless otherwise provided in this Supplemental Declaration, the Master Association shall commence maintaining all property in Winter Haven Phase 1 that it is obligated to maintain concurrently with the commencement of Common Assessments in Winter Haven Phase 1.

3.2.1 **Annexed Master Association Property.** The Annexed Master Association Property is designated as a portion of the Master Association Property defined in Section 1.40 of the Master Declaration. The Annexed Master Association Property shall be conveyed to the Master Association prior to the first Close of Escrow for the sale of a Lot in Winter Haven Phase 1, as provided in the Master Declaration.

4. **Common Area.** There is no Common Area in Winter Haven Phase 1.

5. **Special Benefit Area.** Winter Haven Phase 1 is not part of a Special Benefit Area.

6. **Neighborhood.** The Residential Property shall be a portion of the Winter Haven Neighborhood, which is a Neighborhood as defined in Section 1.47 of the Master Declaration. The Neighborhood Representative and alternate shall be selected as provided in Section 4.5.1 of the Master Association Bylaws and shall serve the terms in accordance with Section 4.5.2 of the Bylaws.

7. **Special Allocation.** If telecommunications services are provided through the Master Association, this cost may be allocated among the residences in proportions that are different from other portions of the Common Expenses.

8. **Assessment Obligations.** The rights and obligations of all Owners of Lots located in Winter Haven Phase 1 with respect to assessments are as set forth in the Master Declaration and this Supplemental Declaration. All assessments provided for in the Master Declaration shall commence as to Lots in Winter Haven Phase 1 on the day of the first Close of Escrow for the sale of a Lot in Winter Haven Phase 1.

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9. **Amendment and Duration.** This Supplemental Declaration may be amended in accordance with Sections 16.4.1 and 16.4.2 of the Master Declaration. The Board may also amend this Supplemental Declaration to (i) conform to applicable law, (ii) correct typographical errors, and (iii) change any exhibit or portion of an exhibit to conform to as-built conditions. So long as Declarant or a Neighborhood Builder owns any portion of the Properties or the Annexable Area, any amendment adopted by the Board must also be approved by the Declarant. After the first Close of Escrow in Winter Haven Phase 1, all other amendments to this Supplemental Declaration must be made by complying with the requirements of Section 14.2 of the Master Declaration. Unless amended or terminated, this Supplemental Declaration shall continue and remain in full force and effect for so long as the Master Declaration remains in effect.

10. **Equitable Servitudes and Covenants Appurtenant.** This Supplemental Declaration and the Master Declaration are imposed as equitable servitudes upon Winter Haven Phase 1 and each Lot therein, as a servient tenement, for the benefit of each and every other Lot and Condominium within the Properties and the Master Association Property, as the dominant tenements. The covenants, conditions and restrictions of this Supplemental Declaration and the Master Declaration shall run with, and shall inure to the benefit of and shall be binding upon all of Winter Haven Phase 1, and shall be binding upon and inure to the benefit of all Persons having, or hereafter acquiring, any right, title or interest in all or any portion of Winter Haven Phase 1, and their successive owners and assigns.

11. **Governing Documents.** This Supplemental Declaration is recorded pursuant to Article XVI of the Master Declaration, is a part of the Governing Documents, and may be enforced as provided in the Master Declaration.

12. **No Representations or Warranties.** No representations or warranties, express or implied, have been given or made by Declarant, the Neighborhood Builder, Master Association or their agents in connection with the Properties, its physical condition, zoning, compliance with laws, fitness for intended use, or in connection with the subdivision, sale, operation, maintenance, cost of maintenance, taxes or regulation thereof as a master planned community, except as provided in this Supplemental Declaration or the Master Declaration, provided by Neighborhood Builder to the first Owner of a Lot.

*[Signatures on following page]*

**[Signature Page to Supplemental Master Declaration  
of Covenants, Conditions, Restrictions and  
Reservation of Easements  
For Traverse Mountain  
Winter Haven Phase 1**

|| ENT **81671:2004** PG 5 of 16

This Supplemental Declaration has been executed on June 28, 2004,  
2004 to be effective as of the date of its Recordation.

MOUNTAIN HOME DEVELOPMENT,  
CORPORATION, a Utah corporation

By: *[Signature]*

Print Name: JAMES M. CHRISTENSEN

Title: PRESIDENT

“Declarant”

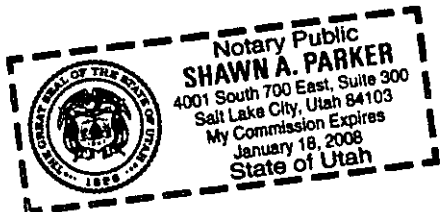
STATE OF UTAH            )  
  ) ss.  
COUNTY OF UTAH        )

The foregoing instrument was acknowledged before me this 28th day of  
June, 2004, by JAMES M. CHRISTENSEN, an individual residing in the State of  
Utah, as the authorized representative of MOUNTAIN HOME DEVELOPMENT CORPORATION,  
a Utah corporation. Said JAMES M. CHRISTENSEN acknowledged before me that he  
executed the foregoing on behalf of MOUNTAIN HOME DEVELOPMENT CORPORATION, a  
Utah corporation.

*[Signature]*  
Notary Public

Residing at: 511

My Commission Expires: 1-8-08





**EXHIBIT "RA"**

~~ENT 76483:2004 PG 7 of 8~~

The Residential Property shall consist of Lots 100 through 220 in Winter Haven Phase 1 as set forth on the attached Plat Map.

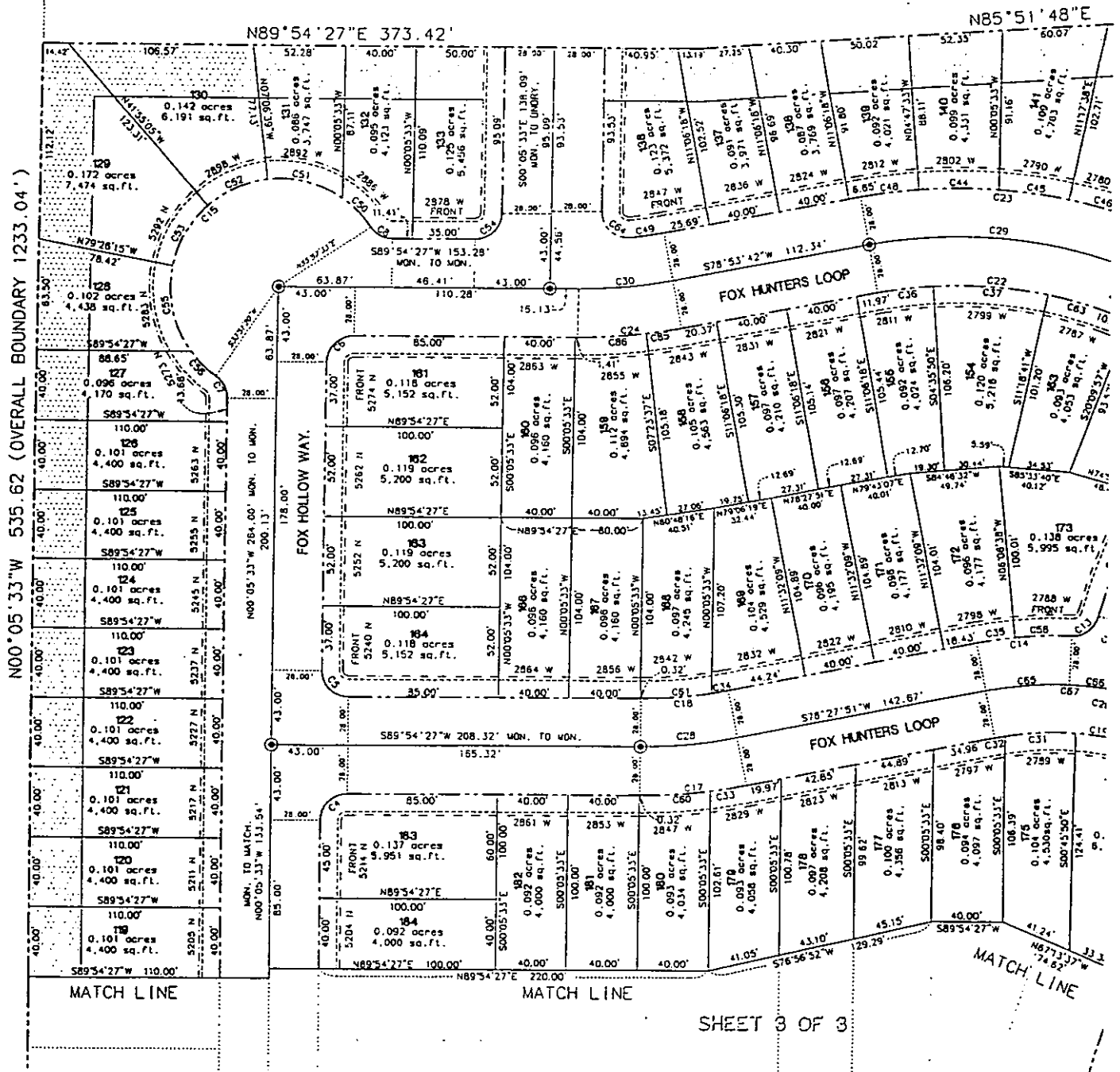
|| ENT 81671:2004 PG 7 of 16

# WINTER HAVEN PHAS

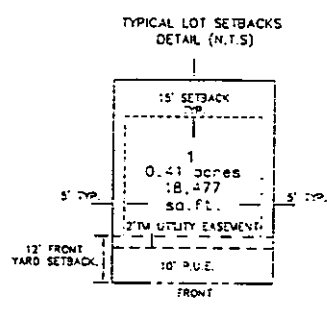
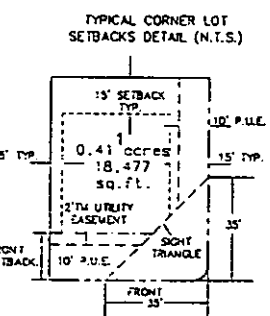
A PLANNED COMMUNITY DEVELOPMENT LOCATED IN SECTIONS 24  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LEHI CITY, UT

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FUTURE PHASE



N00°05'33"W 535.62 (OVERALL BOUNDARY 1233.04')



**TYPICAL INTERNAL LOT EASEMENTS:**  
The areas designated herein as T.M. Utility are private utility easements and are not dedicated for use by the general public but are for use of those private utilities and telecommunications providers authorized by subdivision successors and assigns, pursuant to a written agreement.

- LEGEND**
- = MONUMENT TO BE SET
  - - - = ADJOINING BOUNDARY LINE
  - - - = BOUNDARY LINE
  - - - = FRONT OF WAY LINE
  - - - = LOT LINE
  - - - = CENTER LINE ROAD
  - - - = PUBLIC UTILITY EASEMENT
  - - - = BUILDING ENVELOPE
  - - - = STREET LIGHTS
  - = FOUND SECTION CORNER
  - = NO STREET ACCESS
  - = OPEN SPACE

SHEET 8 OF 8



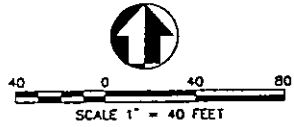
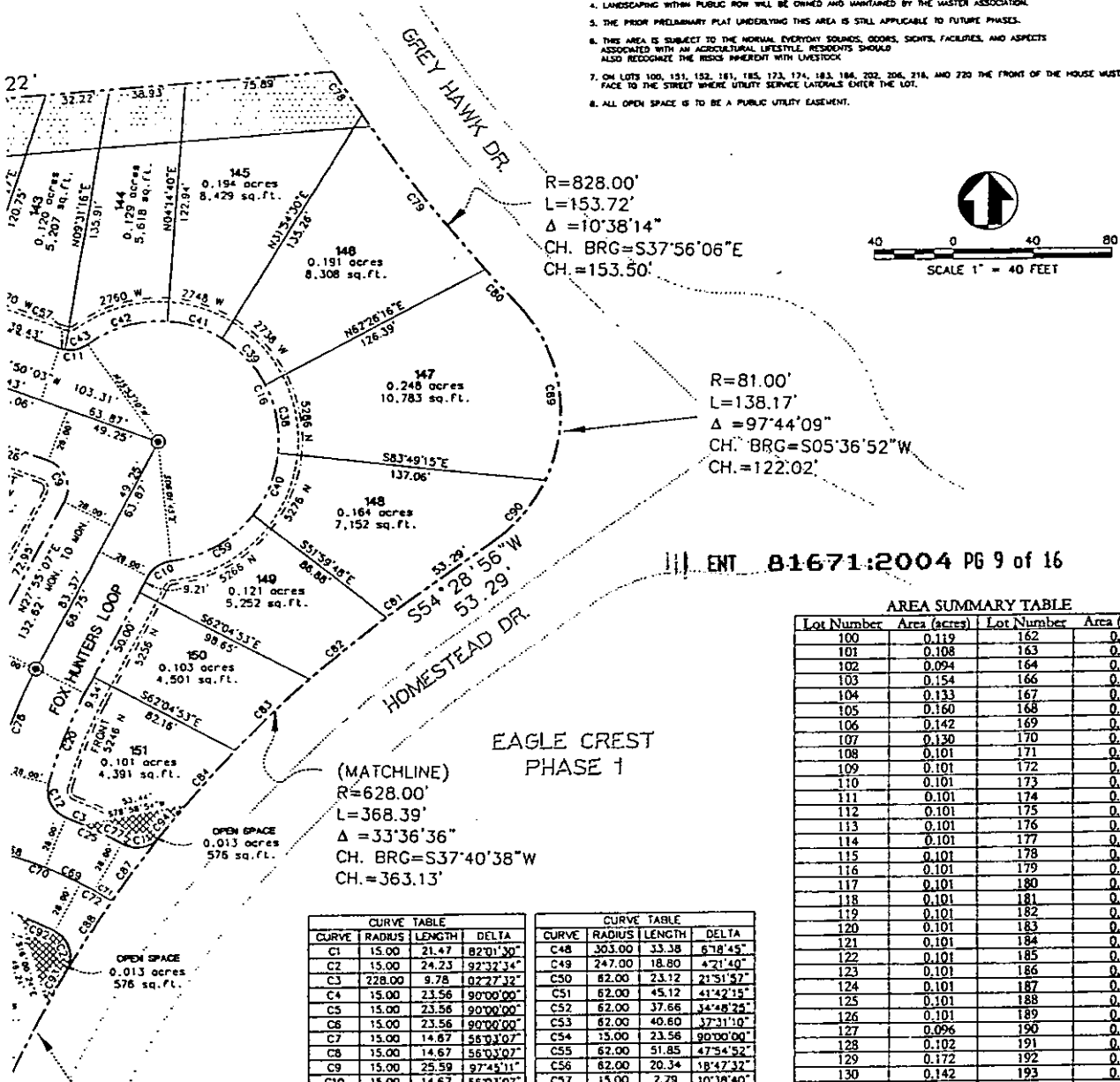
TOWNSHIP 4 SOUTH  
UNTY. UTAH.

**NOTES:**

1. ALL FRONT LOT CORNERS TO HAVE A RIVET SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE.
2. ALL OPEN SPACE TO BE DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
3. DRAINAGE FROM THIS PROJECT WILL BE OBTAINED IN THE TRAVERS MOUNTAIN MAIN DETENTION POND LOCATED AT THE NORTHWEST CORNER OF THE TRAVERS MOUNTAIN PROJECT. THIS PROJECT WILL REQUIRE 0.33 ACRE-FOOT OF STORAGE. THE POND HAS A CURRENT CAPACITY OF 4.28 ACRE-FOOT. IT WILL BE EXPANDED BY 3.8 ACRE-FOOT TO ACCOMMODATE ALL OF THE MOUNTAIN CREEK DISTRICT DETENTION POND DESIGN. DESIGN IS A PART OF SHIMKO ROAD PHASE 1 CONSTRUCTION DRAWINGS.
4. LANDSCAPING WITHIN PUBLIC ROW WILL BE OWNED AND MAINTAINED BY THE MASTER ASSOCIATION.
5. THE PROOF PRELIMINARY PLAT UNDERLYING THIS AREA IS STILL APPLICABLE TO FUTURE PHASES.
6. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES, AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
7. ON LOTS 100, 151, 152, 161, 185, 173, 174, 183, 184, 202, 204, 216, AND 220 THE FRONT OF THE HOUSE MUST FACE TO THE STREET WHERE UTILITY SERVICE LATERALS ENTER THE LOT.
8. ALL OPEN SPACE IS TO BE A PUBLIC UTILITY EASEMENT.



DATE: 06-14-04  
 PLAN DATE:  
 SCALE: 1" = 40'  
 PROJECT NUMBER: 8LCF01200



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AREA SUMMARY TABLE

Lot Number	Area (acres)	Lot Number	Area (acres)
100	0.119	162	0.119
101	0.108	163	0.119
102	0.094	164	0.118
103	0.154	166	0.096
104	0.133	167	0.096
105	0.160	168	0.097
106	0.142	169	0.104
107	0.130	170	0.096
108	0.101	171	0.096
109	0.101	172	0.105
110	0.101	173	0.138
111	0.101	174	0.154
112	0.101	175	0.104
113	0.101	176	0.094
114	0.101	177	0.100
115	0.101	178	0.097
116	0.101	179	0.092
117	0.101	180	0.092
118	0.101	181	0.092
119	0.101	182	0.092
120	0.101	183	0.137
121	0.101	184	0.092
122	0.101	185	0.092
123	0.101	186	0.137
124	0.101	187	0.092
125	0.101	188	0.092
126	0.101	189	0.092
127	0.096	190	0.096
128	0.102	191	0.104
129	0.172	192	0.094
130	0.142	193	0.107
131	0.086	194	0.142
132	0.095	195	0.150
133	0.125	196	0.097
136	0.123	197	0.110
137	0.091	198	0.106
138	0.087	199	0.097
139	0.092	200	0.100
140	0.099	201	0.107
141	0.109	202	0.130
142	0.115	203	0.092
143	0.120	204	0.092
144	0.129	205	0.092
145	0.194	206	0.130
146	0.191	207	0.098
147	0.248	208	0.121
148	0.164	209	0.142
149	0.121	210	0.220
150	0.103	211	0.154
151	0.101	212	0.120
152	0.112	213	0.128
153	0.093	214	0.160
154	0.092	215	0.134
155	0.092	216	0.107
156	0.097	217	0.097
157	0.097	218	0.096
158	0.105	219	0.100
159	0.112	220	0.128
160	0.096		
161	0.118		
<b>Lot Total</b>		13.391	
To Be Dedicated		0.034	
Roads		4.780	
<b>Total</b>		18.205	
Units per Acre		6.38	

CURVE	RADIUS	LENGTH	DELTA	CURVE	RADIUS	LENGTH	DELTA
C1	15.00	21.47	82°11'30"	C48	303.00	33.38	67°18'45"
C2	15.00	24.23	92°32'34"	C49	247.00	18.80	42°11'40"
C3	228.00	9.78	02°27'32"	C50	82.00	23.12	21°51'57"
C4	15.00	23.56	90°00'00"	C51	82.00	45.12	41°42'15"
C5	15.00	23.56	90°00'00"	C52	82.00	37.66	34°48'25"
C6	15.00	23.56	90°00'00"	C53	82.00	40.60	37°31'10"
C7	15.00	14.67	58°03'07"	C54	15.00	23.56	90°00'00"
C8	15.00	14.67	58°03'07"	C55	82.00	51.85	47°54'52"
C9	15.00	25.59	97°45'11"	C56	82.00	20.34	18°47'32"
C10	15.00	14.67	58°03'07"	C57	15.00	2.79	10°38'40"
C11	15.00	14.67	58°03'07"	C58	228.00	32.37	8°08'02"
C12	15.00	21.82	82°24'46"	C59	82.00	49.74	49°58'02"
C13	15.00	20.38	77°50'06"	C60	303.00	39.80	7°31'32"
C14	228.00	53.96	13°33'31"	C61	247.00	39.88	9°14'43"
C15	82.00	218.70	202°06'14"	C62	172.00	53.99	17°59'15"
C16	82.00	227.09	209°51'24"	C63	247.00	38.17	8°51'16"
C17	303.00	60.52	11°26'36"	C64	15.00	25.30	96°39'04"
C18	247.00	49.33	11°26'36"	C65	200.00	47.33	13°33'31"
C19	172.00	119.04	39°39'14"	C66	200.00	35.43	10°08'56"
C20	222.00	50.04	12°54'50"	C67	200.00	82.76	23°42'30"
C21	278.00	56.62	13°41'50"	C68	200.00	35.79	10°15'11"
C22	247.00	134.81	31°16'15"	C69	200.00	27.79	7°57'16"
C23	303.00	165.37	31°16'15"	C70	200.00	55.66	15°56'45"
C24	303.00	58.24	11°00'45"	C71	200.00	10.47	2°59'56"
C25	228.00	31.67	7°57'36"	C72	200.00	18.38	5°15'59"
C26	200.00	156.80	44°55'13"	C73	250.00	9.77	2°14'24"
C27	250.00	68.71	15°44'42"	C74	250.00	12.36	2°49'56"
C28	275.00	54.92	11°26'36"	C75	250.00	58.93	13°20'21"
C29	275.00	150.09	31°16'15"	C76	250.00	56.35	2°54'50"
C30	275.00	52.86	11°00'45"	C77	228.00	21.89	5°30'03"
C31	172.00	39.99	13°19'26"	C78	828.00	26.94	1°51'52"
C32	172.00	5.83	1°58'24"	C79	828.00	101.96	2°03'19"
C33	303.00	20.72	2°59'04"	C80	828.00	24.82	1°41'07"
C34	247.00	9.48	2°15'51"	C81	828.00	13.76	1°05'19"
C35	228.00	21.59	5°25'31"	C82	538.00	51.68	4°39'17"
C36	247.00	32.06	7°26'09"	C83	828.00	52.66	4°48'16"
C37	247.00	84.58	14°58'50"	C84	828.00	37.55	3°25'37"
C38	82.00	36.51	33°44'29"	C85	303.00	19.63	3°42'42"
C39	82.00	33.04	30°31'27"	C86	303.00	38.81	7°18'03"
C40	82.00	34.44	31°49'27"	C87	828.00	41.43	3°46'49"
C41	82.00	29.94	27°39'50"	C88	828.00	42.96	3°55'11"
C42	82.00	43.43	40°07'50"	C89	81.00	97.08	58°40'12"
C43	15.00	11.89	4°52'42"	C90	81.00	41.09	29°03'56"
C44	303.00	45.04	8°31'03"	C91	828.00	87.24	7°57'35"
C45	303.00	40.03	7°34'08"	C92	172.00	19.21	6°23'48"
C46	303.00	38.15	7°12'49"	C93	828.00	20.04	1°49'43"
C47	303.00	8.77	1°39'30"	C94	828.00	21.64	1°58'27"

OVERALL BOUNDARY)  
 R=628.00'  
 L=442.69'  
 Δ=40°23'21"  
 H. BRG=S34°17'16"W  
 H.=433.58'

ANY CONSTRUCTION IN THIS AREA MUST CONFORM TO CLASS 3 IRRIGATION RESISTENCE CONSTRUCTION AS DEFINED IN SECTION 506 OF THE 1997 URBAN MIDLAND INTERFACE CODE. LANDSCAPING ON THESE LOTS SHALL CONFORM TO SECTION 504 OF THE 1997 URBAN MIDLAND INTERFACE CODE.

WINTER HAVEN PHASE 1  
 LEHI, UTAH

**PSOMAS**

2825 East Cottonwood Parkway, Suite 120  
 Salt Lake City, Utah 84121  
 (801) 270-5777 (801) 270-5785 (FAX)

DESIGNED: BDA  
 DRAFTER: JAJ  
 CHECKED: BDA

SHEET: 2/3

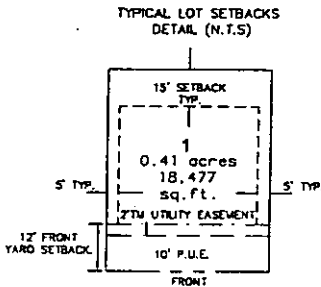
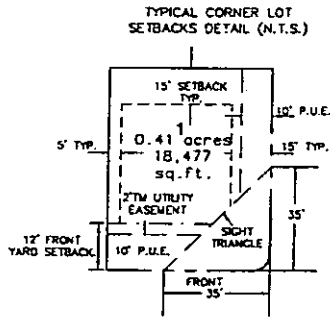
23/26

# WINTER HAVEN PHAS

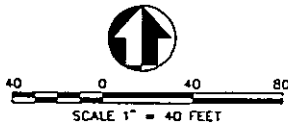
A PLANNED COMMUNITY DEVELOPMENT LOCATED IN SECTIONS 24  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LEHI CITY, UT

## TYPICAL INTERNAL LOT EASEMENTS:

The areas designated hereon as T.M. Utility are private utility easements and are not dedicated for use by the general public but are for use of those private utilities and telecommunications providers authorized by subdivider, its successors and assigns, pursuant to a written agreement.



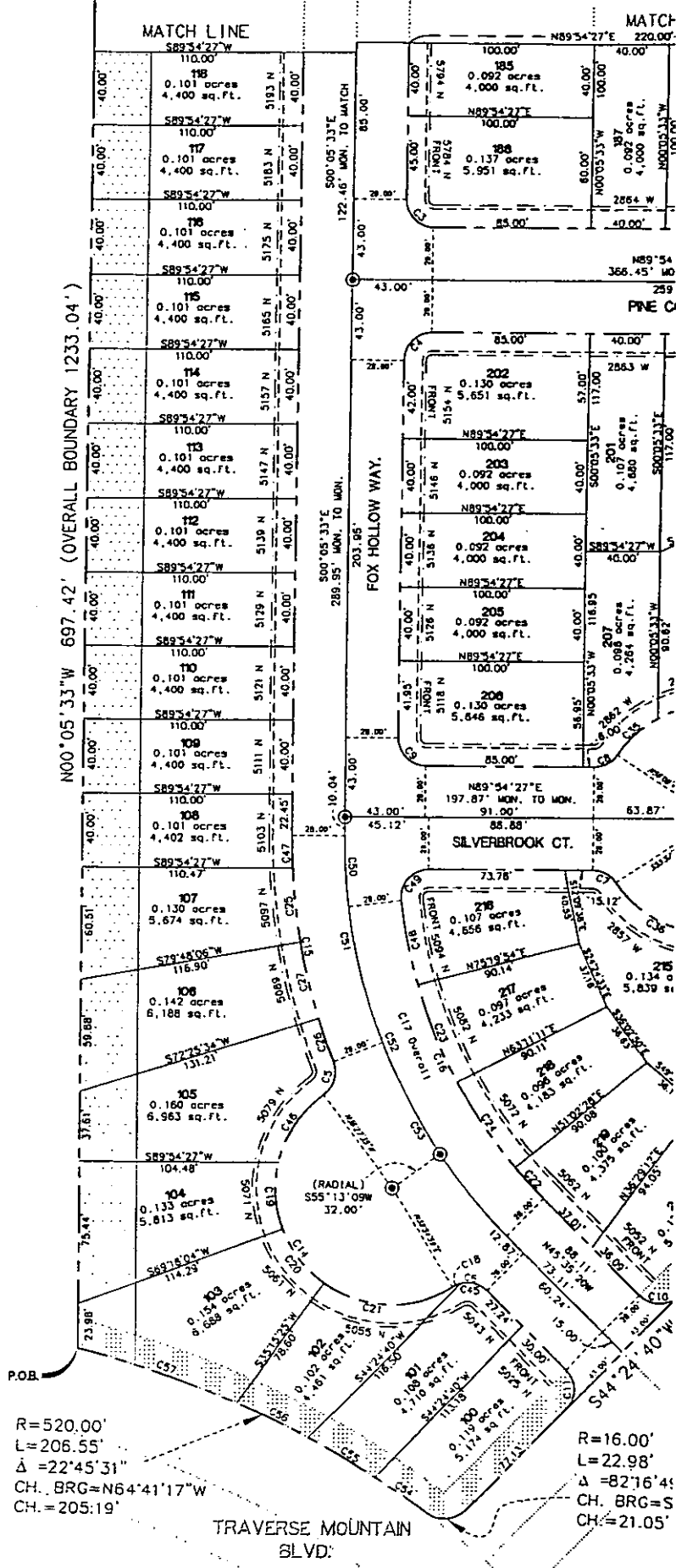
ENT 81671:2004 PG 10 of 16



## LEGEND

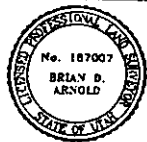
- MONUMENT TO BE SET
- ADJOINING BOUNDARY LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- CENTER LINE ROAD
- PUBLIC UTILITY EASEMENT
- BUILDING ENVELOPE
- STREET LIGHTS
- FOUND SECTION CORNER
- NO STREET ACCESS
- OPEN SPACE

ANY CONSTRUCTION IN THIS AREA MUST CONFORM TO CLASS 3 IGNITION RESISTANCE CONSTRUCTION AS DEFINED IN SECTION 506 OF THE 1997 URBAN WILDLAND INTERFACE CODE. LANDSCAPING ON THESE LOTS SHALL CONFORM TO SECTION 504 OF THE 1997 URBAN WILDLAND INTERFACE CODE.



$R=520.00'$   
 $L=206.55'$   
 $\Delta=22^{\circ}45'31''$   
 $CH. BRG=N64^{\circ}41'17''W$   
 $CH.=205.19'$

$R=16.00'$   
 $L=22.98'$   
 $\Delta=82^{\circ}16'45''$   
 $CH. BRG=S$   
 $CH.=21.05'$



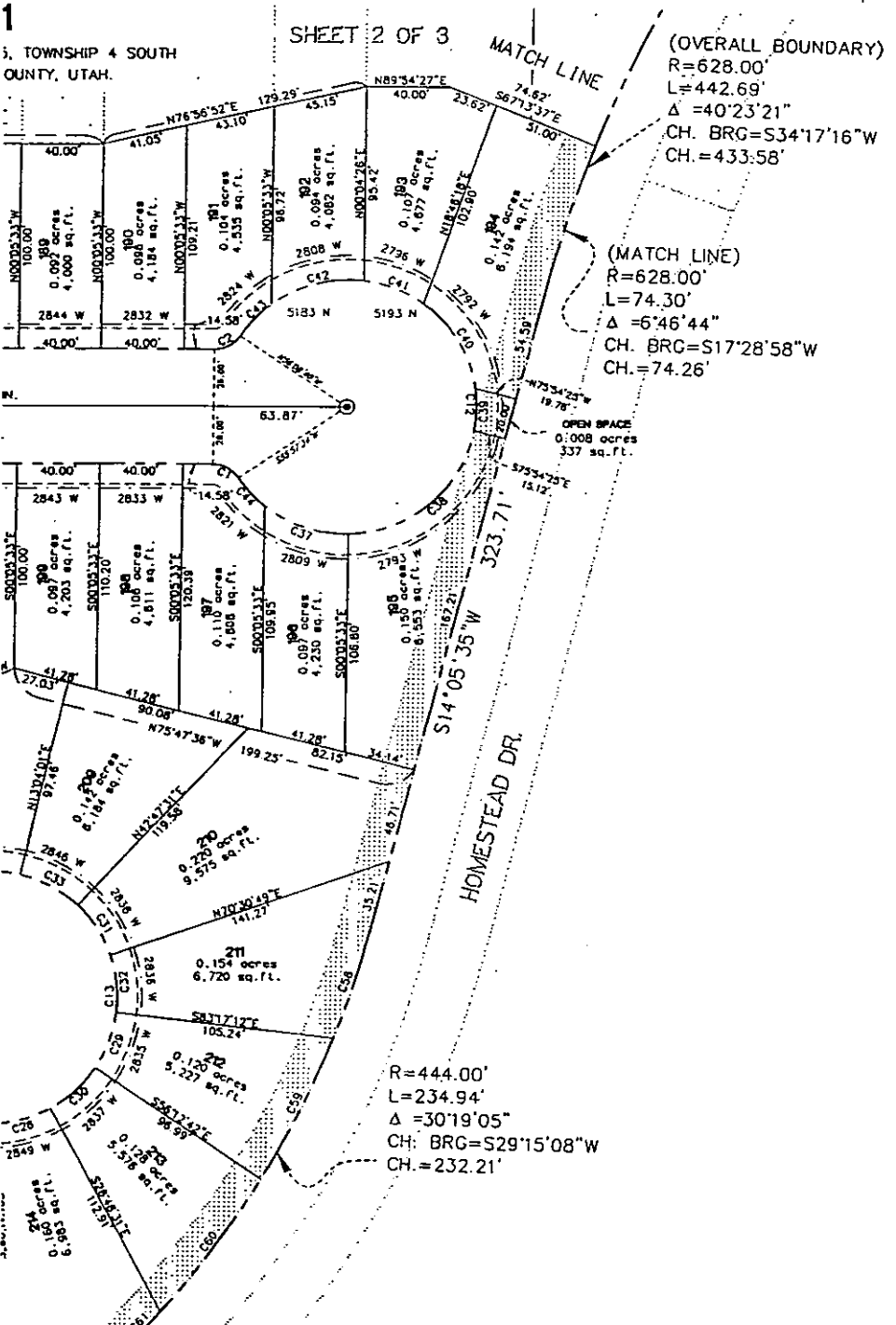
DATE: 06-14-04  
 PLAN SHEET:  
 SCALE: 1" = 40'  
 PROJECT NUMBER: BLCF01200

WINTER HAVEN PHASE 1  
 LEHI, UTAH

**P S O M A S**  
 2825 East Cottonwood Parkway, Suite 120  
 Salt Lake City, Utah 84121  
 (801) 270-5777 (801) 270-5782 (FAX)

BY: BDA  
 CHECKED: JAJ  
 DATE: 06-14-04

SHEET: 3  
 3  
 24/26



CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	15.00	14.67	56°01'07"
C2	15.00	14.67	56°01'07"
C3	15.00	23.56	90°00'00"
C4	15.00	23.56	90°00'00"
C5	15.00	19.73	73°21'15"
C6	15.00	20.24	77°19'39"
C7	15.00	14.67	56°03'07"
C8	15.00	14.67	56°03'07"
C9	15.00	23.56	90°00'00"
C10	15.00	23.56	90°00'00"
C11	15.00	23.56	90°00'00"
C12	62.00	316.09	292°06'14"
C13	62.00	316.09	292°06'14"
C14	62.00	190.94	176°27'26"
C15	328.00	124.35	21°43'18"
C16	272.00	181.00	38°07'38"
C17	300.00	238.22	45°29'47"
C18	15.00	4.98	19°02'24"
C19	62.00	35.79	33°04'44"
C20	62.00	36.84	34°02'39"
C21	62.00	73.77	68°10'24"
C22	272.00	22.38	4°42'51"
C23	272.00	56.32	11°51'50"
C24	272.00	55.77	11°44'54"
C25	328.00	40.29	7°02'17"
C26	328.00	24.27	4°42'34"
C27	328.00	42.22	7°22'32"
C28	62.00	29.33	27°06'01"
C29	62.00	29.29	27°03'58"
C30	62.00	29.63	27°23'05"
C31	62.00	30.01	27°44'04"
C32	62.00	28.35	26°12'06"
C33	62.00	32.20	29°45'19"
C34	62.00	45.42	41°58'34"
C35	62.00	29.48	27°14'26"
C36	62.00	62.38	57°38'42"
C37	62.00	43.03	39°45'41"
C38	62.00	84.38	77°58'15"
C39	62.00	20.63	19°03'58"
C40	62.00	49.76	45°59'03"
C41	62.00	31.18	28°59'38"
C42	62.00	46.28	42°44'44"
C43	62.00	21.68	20°02'23"
C44	62.00	19.17	17°43'12"
C45	15.00	15.26	58°17'15"
C46	62.00	44.54	41°09'37"
C47	328.00	17.56	3°04'04"
C48	272.00	48.53	9°48'04"
C49	15.00	25.49	97°22'08"
C50	300.00	38.58	7°22'09"
C51	300.00	113.73	21°43'16"
C52	300.00	199.63	38°07'38"
C53	300.00	124.49	23°46'31"
C54	520.00	34.64	3°49'02"
C55	520.00	41.20	04°32'22"
C56	520.00	42.16	04°38'44"
C57	520.00	88.54	09°45'21"
C58	444.00	55.90	07°12'47"
C59	444.00	76.87	09°53'13"
C60	444.00	80.68	10°24'39"
C61	444.00	21.94	02°46'25"

ENT 81671:2004 PG 11 of 16

**NOTES:**

- ALL FRONT LOT CORNERS TO HAVE A RIVET SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE.
- ALL OPEN SPACE TO BE DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- DRAINAGE FROM THIS PROJECT WILL BE DETAINED IN THE TRAVERSE MOUNTAIN MAN DETENTION POND LOCATED AT THE NORTHWEST CORNER OF THE TRAVERSE MOUNTAIN PROJECT. THIS PROJECT WILL REQUIRE 0.53 ACRE-Feet OF STORAGE. THE POND HAS A CURRENT CAPACITY OF 4.28 ACRE-Feet. IT WILL BE EXPANDED BY 3.8 ACRE-Feet TO ACCOMMODATE ALL OF THE MOUNTAIN COVE DISTRICT DETENTION POND DESIGN. DESIGN IS A PART OF SHADOW RIDGE PHASE 1 CONSTRUCTION DRAWINGS.
- LANDSCAPING WITHIN PUBLIC ROW WILL BE OWNED AND MAINTAINED BY THE MASTER ASSOCIATION.
- THE PRIOR PRELIMINARY PLAT UNDERLYING THIS AREA IS STILL APPLICABLE TO FUTURE PHASES.
- THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES, AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
- ON LOTS 100, 151, 152, 161, 183, 173, 174, 183, 186, 202, 206, 216, AND 220 THE FRONT OF THE HOUSE MUST FACE TO THE STREET WHERE UTILITY SERVICE LATERALS ENTER THE LOT.
- ALL OPEN SPACE IS TO BE A PUBLIC UTILITY EASEMENT.

04"W

**EXHIBIT "MP"**

ENT ~~76483:2004~~ PG 8 of 8

The Annexed Master Association Property shall include .0008 acres of property marked "Open Space/Common Area" on the attached Plat Map.

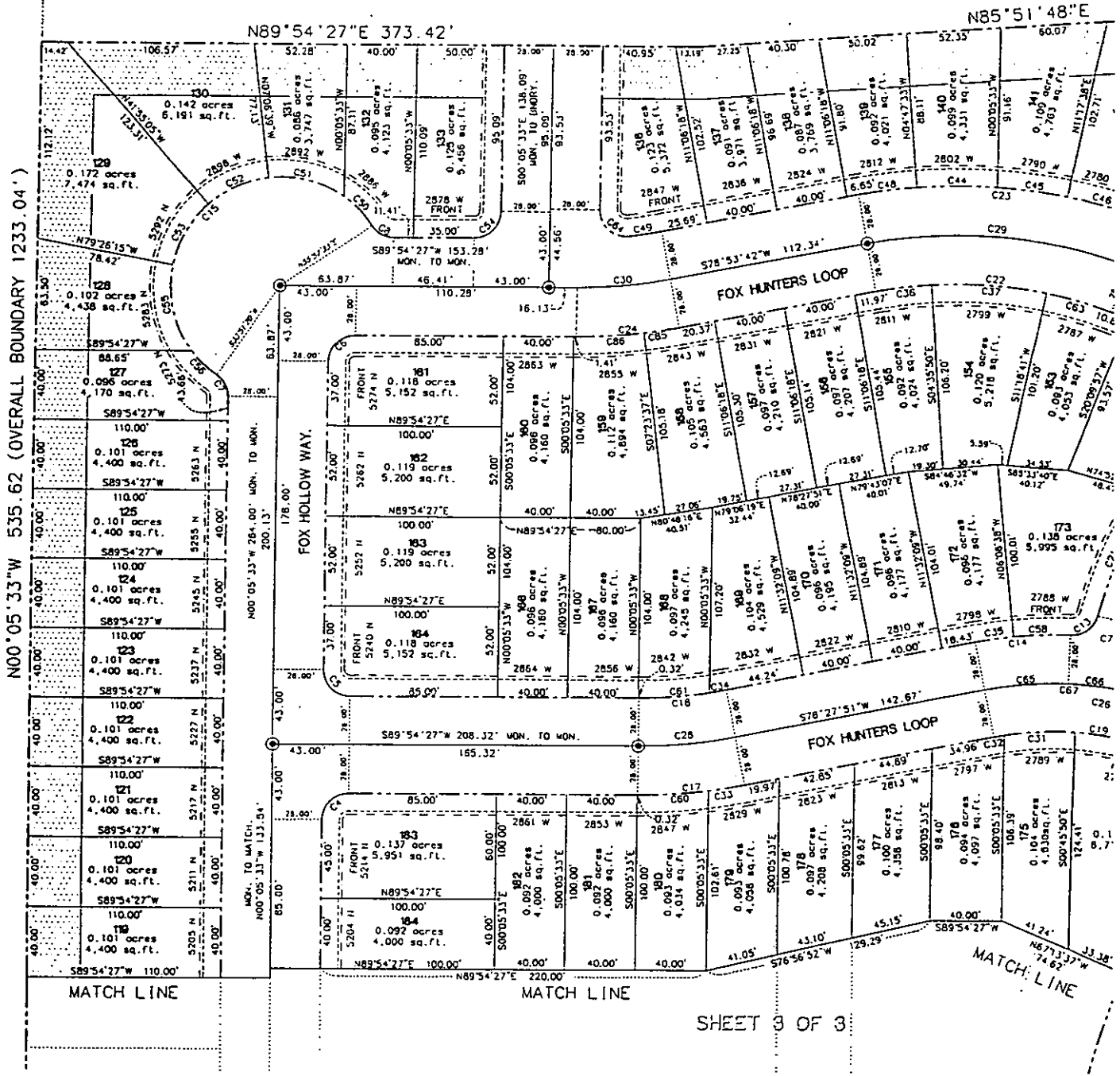
ENT **81671:2004** PG 12 of 16 |||

# WINTER HAVEN PHAS

A PLANNED COMMUNITY DEVELOPMENT LOCATED IN SECTIONS 24, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LEHI CITY, UT

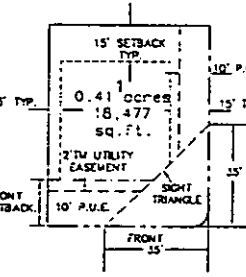
ENT 81671:2004 PG 13 of 16

## FUTURE PHASE

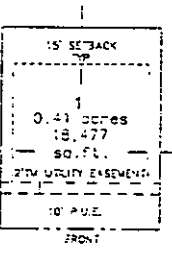


N00°05'33"W 535.62 (OVERALL BOUNDARY 1233.04')

TYPICAL CORNER LOT SETBACKS DETAIL (N.T.S.)



TYPICAL LOT SETBACKS DETAIL (N.T.S.)



TYPICAL INTERNAL LOT EASEMENTS:

The areas designated herein as T.M. Utility are private utility easements and are not dedicated for use by the general public but are for use of those private utilities and telecommunications providers authorized by successor, its successors and assigns, pursuant to a written agreement.

### LEGEND

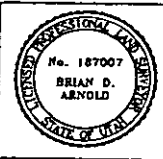
- - MONUMENT TO BE SET
- - ADJOINING BOUNDARY LINE
- - BOUNDARY LINE
- - RIGHT OF WAY LINE
- - LOT LINE
- - CENTER LINE ROAD
- - PUBLIC UTILITY EASEMENT
- - BUILDING ENVELOPE
- - STREET LIGHTS
- - FOUND SECTION CORNER
- - NO STREET ACCESS
- - OPEN SPACE

SHEET 3 OF 3

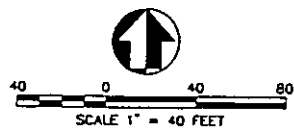
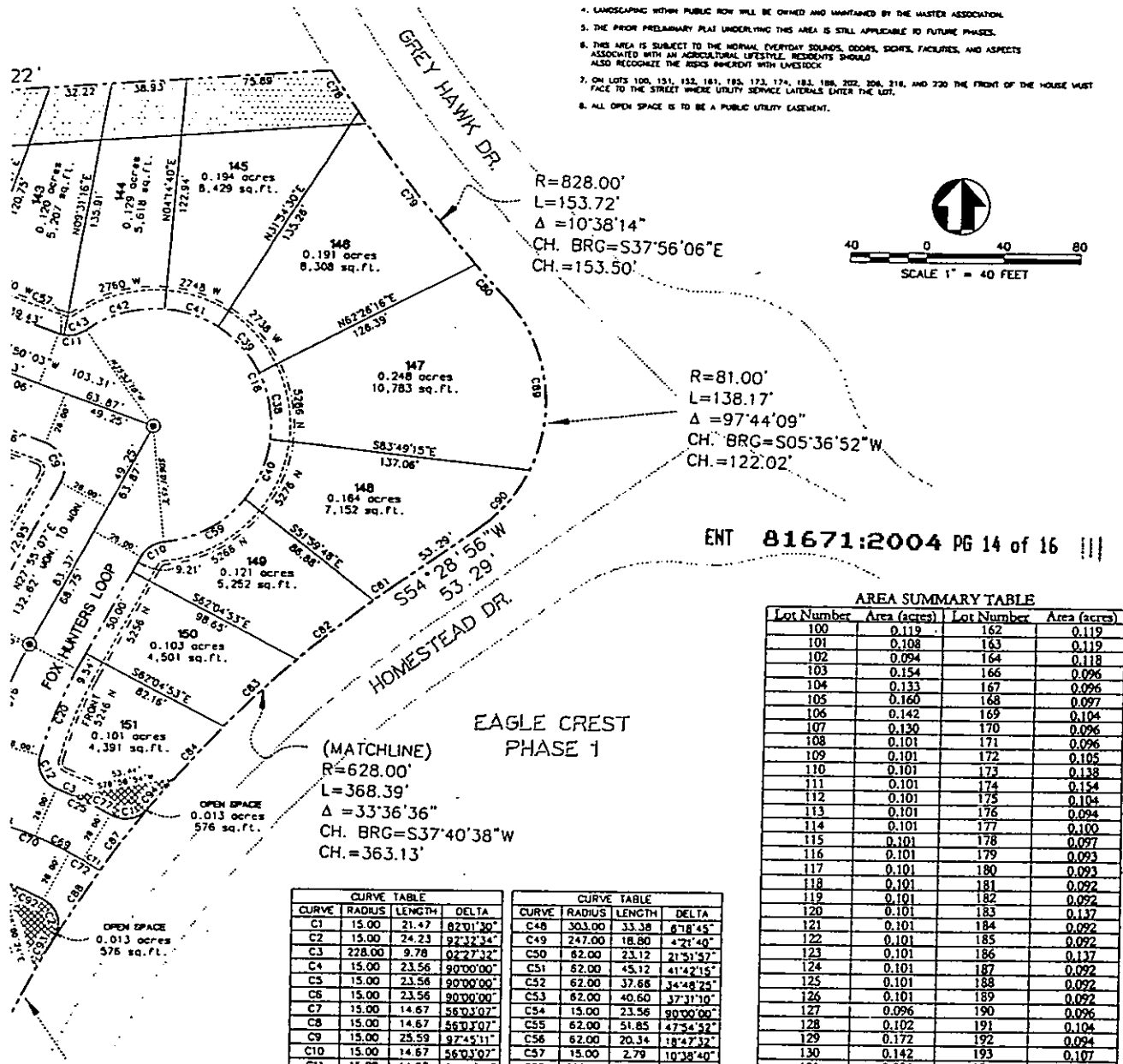
TOWNSHIP 4 SOUTH  
UNTY. UTAH.

**NOTES:**

1. ALL FRONT LOT CORNERS TO HAVE A NINET SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE.
2. ALL OPEN SPACE TO BE DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
3. DRAINAGE FROM THIS PROJECT WILL BE DETERMINED IN THE TRAVERS MOUNTAIN WASH DETENTION POND LOCATED AT THE NORTHWEST CORNER OF THE TRAVERS MOUNTAIN PROJECT. THIS PROJECT WILL REQUIRE 0.33 ACRE-FEET OF STORAGE. THE POND HAS A CURRENT CAPACITY OF 4.28 ACRE-FEET. IT WILL BE EXPANDED BY 3.8 ACRE-FEET TO ACCOMMODATE ALL OF THE MOUNTAIN HOME DISTRICT DETENTION POND DESIGN. DESIGN IS A PART OF SHADON RIDGE PHASE 1 CONSTRUCTION DRAWINGS.
4. LANDSCAPING WITHIN PUBLIC ROW WILL BE OWNED AND MAINTAINED BY THE MASTER ASSOCIATION.
5. THE PRIOR PRELIMINARY PLAN UNDERLYING THIS AREA IS STILL APPLICABLE TO FUTURE PHASES.
6. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES, AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS ASSOCIATED WITH LIVESTOCK.
7. ON LOTS 100, 131, 152, 181, 185, 173, 174, 183, 188, 202, 204, 216, AND 230 THE FRONT OF THE HOUSE MUST FACE TO THE STREET WHERE UTILITY SERVICE LATERALS ENTER THE LOT.
8. ALL OPEN SPACE IS TO BE A PUBLIC UTILITY EASEMENT.



DATE: 06-14-04  
 PLAN DATE:  
 SCALE: 1" = 40'  
 PROJECT NUMBER: BLCF01200



ENT 81671:2004 PG 14 of 16

**EAGLE CREST  
PHASE 1**  
 (MATCHLINE)  
 R=628.00'  
 L=368.39'  
 Δ = 33°36'36"  
 CH. BRG=S37°40'38"W  
 CH.=363.13'

R=81.00'  
 L=138.17'  
 Δ = 97°44'09"  
 CH. BRG=S05°36'52"W  
 CH.=122.02'

R=828.00'  
 L=153.72'  
 Δ = 10°38'14"  
 CH. BRG=S37°56'06"E  
 CH.=153.50'

**AREA SUMMARY TABLE**

Lot Number	Area (acres)	Lot Number	Area (acres)
100	0.119	162	0.119
101	0.108	163	0.119
102	0.094	164	0.118
103	0.154	166	0.096
104	0.133	167	0.096
105	0.160	168	0.097
106	0.142	169	0.104
107	0.130	170	0.096
108	0.101	171	0.096
109	0.101	172	0.105
110	0.101	173	0.138
111	0.101	174	0.154
112	0.101	175	0.104
113	0.101	176	0.094
114	0.101	177	0.100
115	0.101	178	0.097
116	0.101	179	0.093
117	0.101	180	0.093
118	0.101	181	0.092
119	0.101	182	0.092
120	0.101	183	0.137
121	0.101	184	0.092
122	0.101	185	0.092
123	0.101	186	0.137
124	0.101	187	0.092
125	0.101	188	0.092
126	0.101	189	0.092
127	0.096	190	0.096
128	0.102	191	0.104
129	0.172	192	0.094
130	0.142	193	0.107
131	0.086	194	0.142
132	0.095	195	0.150
133	0.125	196	0.097
136	0.123	197	0.110
137	0.091	198	0.106
138	0.087	199	0.097
139	0.092	200	0.100
140	0.099	201	0.107
141	0.109	202	0.130
142	0.115	203	0.092
143	0.120	204	0.092
144	0.129	205	0.092
145	0.194	206	0.130
146	0.121	207	0.098
147	0.248	208	0.121
148	0.164	209	0.142
149	0.121	210	0.220
150	0.103	211	0.154
151	0.101	212	0.120
152	0.112	213	0.128
153	0.093	214	0.160
154	0.120	215	0.134
155	0.092	216	0.107
156	0.097	217	0.097
157	0.097	218	0.096
158	0.105	219	0.100
159	0.112	220	0.128
160	0.096	221	0.139
161	0.118	222	13.391
<b>Lot Total</b>		<b>To Be Dedicated</b>	<b>0.034</b>
		<b>Roads</b>	<b>4.780</b>
		<b>Total</b>	<b>18.205</b>
		<b>Units per Acre</b>	<b>6.48</b>

CURVE	RADIUS	LENGTH	DELTA
C1	15.00	21.47	82°01'30"
C2	15.00	24.23	92°32'34"
C3	228.00	9.78	92°27'32"
C4	15.00	23.56	90°00'00"
C5	15.00	23.56	90°00'00"
C6	15.00	23.56	90°00'00"
C7	15.00	14.67	56°03'07"
C8	15.00	14.67	56°03'07"
C9	15.00	25.59	97°45'11"
C10	15.00	14.67	56°03'07"
C11	15.00	14.67	56°03'07"
C12	15.00	21.82	82°34'46"
C13	15.00	20.38	77°50'06"
C14	228.00	53.96	133°33'33"
C15	62.00	218.70	202°08'14"
C16	62.00	227.09	209°51'24"
C17	303.00	60.52	11°26'38"
C18	247.00	49.33	11°26'36"
C19	172.00	119.04	39°39'14"
C20	222.00	50.04	12°54'50"
C21	278.00	68.62	13°43'50"
C22	247.00	134.81	31°16'15"
C23	303.00	163.37	31°16'15"
C24	303.00	58.24	11°00'45"
C25	228.00	31.67	7°57'38"
C26	200.00	156.80	44°55'13"
C27	250.00	68.71	15°44'47"
C28	275.00	54.92	11°24'36"
C29	275.00	150.09	31°16'15"
C30	275.00	52.68	11°00'45"
C31	172.00	39.99	13°39'26"
C32	172.00	5.83	1°56'34"
C33	303.00	20.72	4°55'04"
C34	247.00	9.48	2°15'53"
C35	228.00	21.59	6°25'31"
C36	247.00	32.06	7°28'09"
C37	247.00	64.58	14°58'50"
C38	62.00	36.51	33°44'28"
C39	62.00	33.04	30°31'47"
C40	62.00	34.44	31°49'27"
C41	62.00	29.94	27°39'50"
C42	62.00	43.43	40°07'50"
C43	15.00	11.89	45°24'28"
C44	303.00	45.04	8°31'03"
C45	303.00	40.03	7°34'08"
C46	303.00	38.13	7°12'49"
C47	303.00	6.77	1°39'30"
C48	303.00	33.38	6°18'45"
C49	247.00	18.80	4°21'40"
C50	62.00	23.12	21°51'57"
C51	62.00	45.12	41°42'15"
C52	62.00	37.68	34°48'25"
C53	62.00	40.60	37°31'10"
C54	15.00	23.56	90°00'00"
C55	62.00	51.85	47°54'52"
C56	62.00	20.34	18°47'32"
C57	15.00	2.79	10°38'40"
C58	228.00	32.37	8°08'02"
C59	62.00	49.74	45°38'02"
C60	303.00	39.80	7°31'32"
C61	247.00	39.86	9°14'43"
C62	172.00	53.99	17°59'15"
C63	247.00	38.17	8°51'16"
C64	15.00	25.30	96°39'04"
C65	200.00	47.33	13°13'31"
C66	200.00	35.43	10°08'56"
C67	200.00	82.76	23°42'30"
C68	200.00	35.79	10°51'11"
C69	200.00	27.79	7°57'36"
C70	200.00	55.66	15°56'45"
C71	200.00	10.47	2°59'58"
C72	200.00	18.38	5°15'59"
C73	200.00	9.77	2°14'24"
C74	250.00	12.36	2°49'56"
C75	250.00	58.93	13°30'23"
C76	250.00	58.35	12°54'50"
C77	228.00	21.89	5°30'03"
C78	828.00	26.94	1°51'52"
C79	828.00	101.96	7°53'19"
C80	828.00	24.82	4°31'02"
C81	628.00	13.76	1°51'19"
C82	628.00	51.08	4°39'47"
C83	628.00	57.66	4°48'16"
C84	628.00	37.56	3°25'47"
C85	303.00	19.63	3°42'42"
C86	303.00	38.61	7°18'03"
C87	628.00	41.43	3°46'49"
C88	628.00	42.96	3°55'11"
C89	81.00	97.08	88°40'12"
C90	81.00	41.09	29°03'56"
C91	628.00	87.24	7°57'38"
C92	172.00	19.21	6°23'58"
C93	628.00	20.04	3°49'43"
C94	628.00	21.64	3°58'27"

VERALL BOUNDARY)  
 =628.00'  
 =442.69'  
 =40°23'21"  
 BRG=S34°17'16"W  
 =433.58'

ANY CONSTRUCTION IN THIS AREA MUST CONFORM TO CLASS I ZONING RESISTANCE CONSTRUCTION AS DEFINED IN SECTION 406 OF THE 1997 URBAN MIDLAND INTERFACE CODE. LANDSCAPING IN THESE LOTS SHALL CONFORM TO SECTION 404 OF THE 1997 URBAN MIDLAND INTERFACE CODE.

**PSOMAS**  
 2925 East Collingwood Parkway, Suite 120  
 Salt Lake City, Utah 84121  
 (801) 270-5777 (801) 270-5782 (FAX)

DATE: 06-14-04  
 DRAWN: JAJ  
 CHECKED: BDA

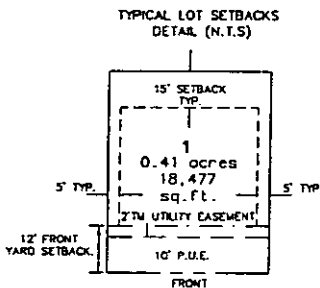
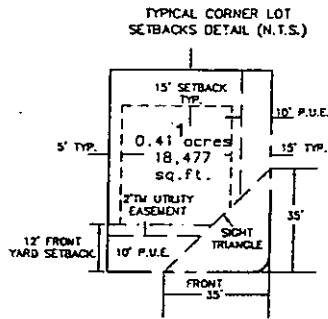
SHEET: 2  
 3  
 23/26

# WINTER HAVEN PHAS

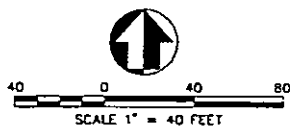
A PLANNED COMMUNITY DEVELOPMENT LOCATED IN SECTIONS 24  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, LEHI CITY, UT

## TYPICAL INTERNAL LOT EASEMENTS:

The areas designated hereon as T.M. Utility are private utility easements and are not dedicated for use by the general public but are for use of those private utilities and telecommunications providers authorized by subdivider, its successors and assigns, pursuant to a written agreement.

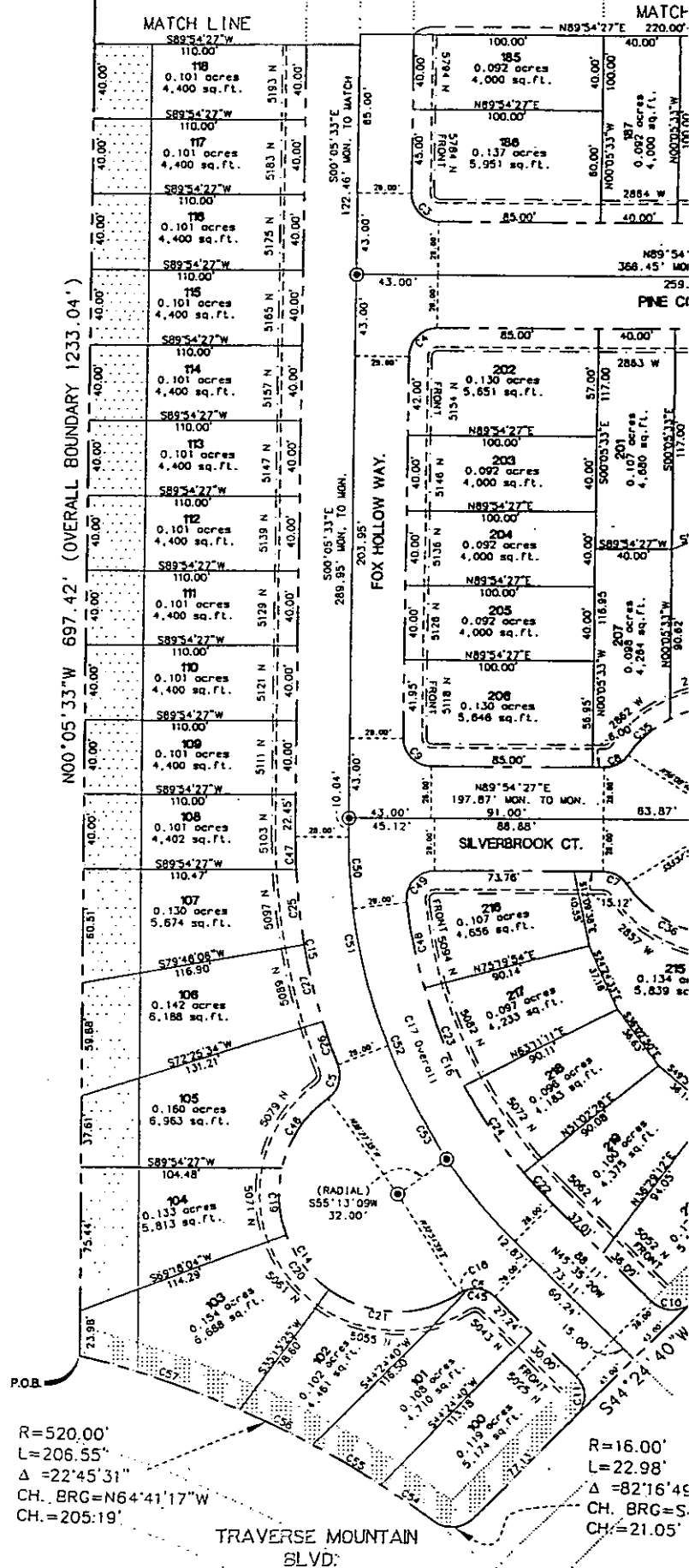


ENT 81671:2004 PG 15 of 16



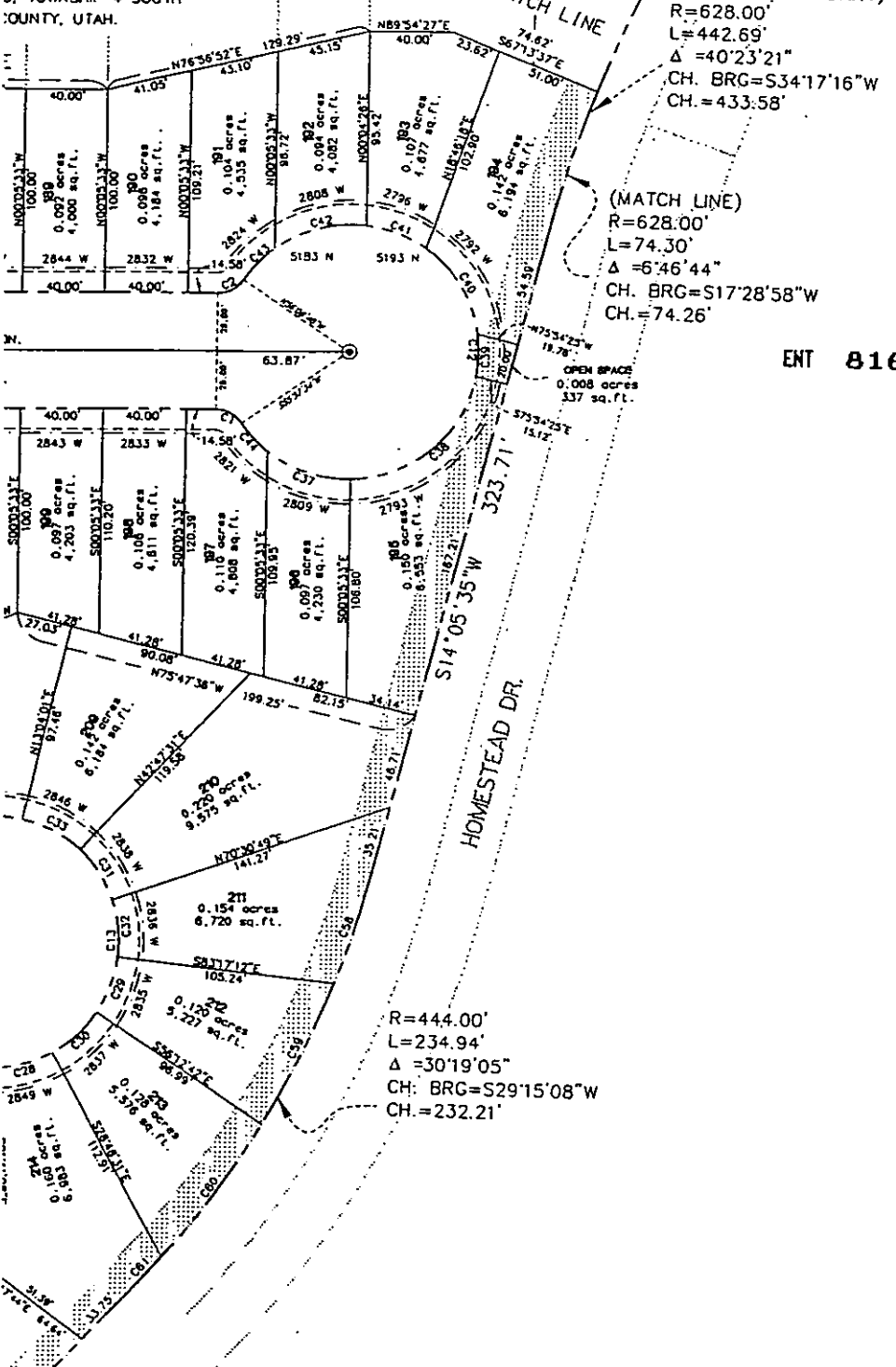
- LEGEND**
- - MONUMENT TO BE SET
  - — — — — ADJOINING BOUNDARY LINE
  - — — — — BOUNDARY LINE
  - - - - - RIGHT OF WAY LINE
  - — — — — LOT LINE
  - — — — — CENTER LINE ROAD
  - - - - - PUBLIC UTILITY EASEMENT
  - - BUILDING ENVELOPE
  - - STREET LIGHTS
  - - FOUND SECTION CORNER
  - - NO STREET ACCESS
  - - OPEN SPACE

ANY CONSTRUCTION IN THIS AREA MUST CONFORM TO CLASS 3 IGNITION RESISTANCE CONSTRUCTION AS DEFINED IN SECTION 506 OF THE 1997 URBAN WILDLAND INTERFACE CODE. LANDSCAPING ON THESE LOTS SHALL CONFORM TO SECTION 504 OF THE 1997 URBAN WILDLAND INTERFACE CODE.



$R=520.00'$   
 $L=206.55'$   
 $\Delta = 22^{\circ}45'31''$   
 $CH. BRG=N64^{\circ}41'17''W$   
 $CH.=205.19'$

$R=16.00'$   
 $L=22.98'$   
 $\Delta = 82^{\circ}16'48''$   
 $CH. BRG=S$   
 $CH.=21.05'$



(OVERALL BOUNDARY)  
R=628.00'  
L=442.69'  
Δ=40°23'21"  
CH. BRG=S34°17'16\"W  
CH.=433.58'

(MATCH LINE)  
R=628.00'  
L=74.30'  
Δ=6°46'44"  
CH. BRG=S17°28'58\"W  
CH.=74.26'

ENT 81671:2004 PG 16 of 16

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	15.00	14.87	36°03'07"
C2	15.00	14.87	58°03'07"
C3	15.00	23.56	90°00'00"
C4	15.00	23.56	90°00'00"
C5	15.00	19.73	75°21'15"
C6	15.00	20.24	77°19'39"
C7	15.00	14.67	54°03'07"
C8	15.00	14.67	56°03'07"
C9	15.00	23.56	90°00'00"
C10	15.00	23.56	90°00'00"
C11	15.00	23.56	90°00'00"
C12	62.00	316.09	292°06'14"
C13	62.00	316.09	292°06'14"
C14	62.00	190.94	176°27'25"
C15	328.00	124.35	21°43'16"
C16	272.00	181.00	38°07'38"
C17	300.00	238.22	45°29'47"
C18	15.00	4.98	19°02'24"
C19	62.00	35.79	33°04'44"
C20	62.00	36.84	34°02'39"
C21	62.00	73.77	68°10'24"
C22	272.00	22.38	4°47'51"
C23	272.00	56.32	11°51'50"
C24	272.00	55.77	11°44'54"
C25	328.00	40.29	7°07'17"
C26	328.00	24.27	4°42'33"
C27	328.00	42.22	7°27'32"
C28	62.00	29.33	27°06'01"
C29	62.00	29.29	27°03'59"
C30	62.00	29.63	27°11'05"
C31	62.00	30.01	27°44'04"
C32	62.00	28.35	26°17'06"
C33	62.00	32.20	29°45'19"
C34	62.00	45.42	41°58'34"
C35	62.00	29.48	27°42'26"
C36	62.00	62.38	37°38'42"
C37	62.00	43.03	39°45'41"
C38	62.00	84.38	77°56'35"
C39	62.00	20.63	19°03'58"
C40	62.00	49.76	45°29'03"
C41	62.00	31.18	28°44'38"
C42	62.00	46.26	42°44'44"
C43	62.00	21.68	20°02'23"
C44	62.00	19.17	17°43'12"
C45	15.00	15.26	58°17'15"
C46	62.00	44.54	41°09'37"
C47	328.00	17.56	3°48'04"
C48	272.00	48.53	8°48'04"
C49	15.00	25.49	97°22'08"
C50	300.00	38.58	7°22'09"
C51	300.00	113.73	21°43'16"
C52	300.00	199.63	38°07'38"
C53	300.00	124.49	23°46'31"
C54	520.00	34.64	3°49'02"
C55	520.00	41.20	04°32'22"
C56	520.00	42.16	04°38'44"
C57	520.00	88.54	09°45'21"
C58	444.00	55.90	07°27'47"
C59	444.00	76.87	09°55'13"
C60	444.00	80.68	10°24'39"
C61	444.00	21.94	02°46'25"

NOTES:

- ALL FRONT LOT CORNERS TO HAVE A RNET SET ON TOP OF CURB ON THE PROLONGATION OF EACH LOT LINE.
- ALL OPEN SPACE TO BE DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- DRAINAGE FROM THIS PROJECT WILL BE DETAINED IN THE TRAVERSE MOUNTAIN MAIN DETENTION POND LOCATED AT THE NORTHWEST CORNER OF THE TRAVERSE MOUNTAIN PROJECT. THIS PROJECT WILL REQUIRE 0.33 ACRE-FEET OF STORAGE. THE POND HAS A CURRENT CAPACITY OF 4.26 ACRE-FEET. IT WILL BE EXPANDED BY 3.6 ACRE-FEET TO ACCOMMODATE ALL OF THE MOUNTAIN COVE DISTRICT DETENTION POND DESIGN. DESIGN IS A PART OF SHADOW RIDGE PHASE 1 CONSTRUCTION DRAWINGS.
- LANDSCAPING WITHIN PUBLIC ROW WILL BE OWNED AND MAINTAINED BY THE MASTER ASSOCIATION.
- THE PRIOR PRELIMINARY PLAT UNDERLYING THIS AREA IS STILL APPLICABLE TO FUTURE PHASES.
- THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES, AND ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
- ON LOTS 100, 151, 152, 161, 165, 173, 174, 183, 186, 202, 206, 216, AND 220 THE FRONT OF THE HOUSE MUST FACE TO THE STREET WHERE UTILITY SERVICE LATERALS ENTER THE LOT.
- ALL OPEN SPACE IS TO BE A PUBLIC UTILITY EASEMENT.



DATE: 06-14-04  
 PART: BULK  
 SCALE: 1" = 40'  
 PROJECT NUMBER: BLCF01200

WINTER HAVEN PHASE 1  
LEHI, UTAH

**PSOMAS**  
 2825 East Cottonwood Parkway, Suite 120  
 Salt Lake City, Utah 84121  
 (801) 270-5777 (801) 270-5782 (FAX)

DESIGNED BY	BDA
DRAWN BY	JAJ
CHECKED BY	BDA
SHEET	3
	3

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