

When Recorded Return To:
Edwin C. Barnes, Esq.
Clyde Snow & Sessions
201 South Main Street, 13th Floor
Salt Lake City, Utah 84111

Ent 403509 Bk 1110 Pg 830-858
Date: 13-AUG-2014 8:47:00AM
Fee: \$73.00 Check Filed By: MM
ELIZABETH PALMIER, Recorder
WASATCH COUNTY CORPORATION
For: VICTORY RANCH

Affects Parcel Nos.

OWC-0143-0
OWC-0812-2, OWC-0812-4, OWC-0812-5
OWC-0813-4, OWC-0813-5
OWC-0186-0

FIRST AMENDMENT TO VICTORY RANCH DEVELOPMENT AGREEMENT – PUBLIC TRAILS

THIS FIRST AMENDMENT TO VICTORY RANCH DEVELOPMENT AGREEMENT (the “Amendment”) is made and executed as of the 29th day of July 2014, by and between VR ACQUISITIONS, LLC, a Delaware limited liability company, successor-in-title to the original Declarant (the “Developer”), and Wasatch County, a political subdivision of the State of Utah (the “County”).

RECITALS

A. Victory Ranch L.C., a Utah limited liability company (the “Original Developer”) entered into the Victory Ranch Development Agreement (the “Development Agreement”) with the County, effective as of June 22, 2006, which was recorded with the Wasatch County Recorder on June 26, 2006 as Entry No. 303719, in Book 0868, at Pages 433 through 534, affecting the land described in Exhibit A, attached hereto; and

B. VR Acquisitions, LLC, a Delaware Limited Liability Company (“Developer”) is the successor-in-interest to the Original Developer; and

C. Section 3.1 of the Development Agreement required, in part, construction of “[a] 10-foot asphalt trail, beginning near Jordanelle State Park entry to Rock Cliff and terminating approximately 1.2 miles to the east will be constructed with the infrastructure in phase 1B or by October 2007, whichever occurs first.” It was determined that the proposed 10’ asphalt trail was not feasible due to physical constraints as well as connection problems to Summit County. The Development Agreement also provided that an approved trailhead design, a public trails master plan and a construction schedule would be agreed by the Developer and the Wasatch County Trails Coordinator, and then added to the Development agreement as Exhibit G, by addendum; and

D. Work has been completed on the trail system that is acceptable to the County in lieu of the 1.2 miles of trail referenced in Recital C; and

E. Developer and the County desire to amend the Development Agreement to confirm the substitute performance of the 1.2 mile trail obligation and to approve and add Exhibit G to the Development Agreement.

WITNESETH

NOW, THEREFORE, the Development Agreement is hereby amended as follows, with such amendment to become effective upon the recording of this Amendment in the offices of the Wasatch County Recorder, Utah:

1. Rocky Top Trail. A public trail known as the Rocky Top Trail has been constructed within an easement recorded by Original Developer. The Rocky Top Trail begins at a Trailhead at the intersection of State Highway 32 and Rock Cliff Road. This trail, constructed to County standards, begins in Wasatch County then crosses into Summit County, ending just east of the Wasatch County border with Summit County. The termination of this trail is also located within the Annexation Declaration Boundary of the Town of Francis. It is understood by the Developer that at such time that he may submit an application for land development in either Summit County or the Town of Francis, the relevant jurisdiction may request a trail connection from the current termination of Rocky Top Trail to the boundary line of property owned by Developer. Developer will make reasonable attempts to accommodate that request, if made. It is understood and agreed that any trail completed to Developer's boundary line will allow connection with a viable Summit County-wide trail system. The County accepts this trail commitment in lieu of the 1.2 mile long, 10-foot asphalt trail described at Section 3.1(b)(8) of the Development Agreement.

2. Exhibit G. Exhibit G, attached, has been approved by the Wasatch County Trails Coordinator, and is hereby made an exhibit to the Development Agreement.

3. Trail A. Exhibit G shows a trail (Trail "A") from the top of the existing Rocky Top Trail at the termination point to continue northwest to the northwest boundary of the project and connect with the north south trail ("Trail B") along the west property line. Trail A is not required to be built by the Developer but may be. In the event that there is a need for Trail A, County may build the trail but is not obligated to. Developer shall provide for a public easement over that section of the trail and will not protest the construction of a trail that meets County trail standards in the general alignment shown in Exhibit G.

4. Trail B. Exhibit G shows a trail ("Trail B") running north-south along the western property line, connecting to the Rocky Top trail in the south. This Trail B on the north side of Highway 32 is to be built at a time deemed appropriate by the County when they connect to a portion of the countywide trail system off-site north of the termination point of this proposed trail.

5. Trail C. Exhibit G shows a trail ("Trail C") along the south side of the development that runs from the southwest property line connecting to a trail built or yet to be built on the Sorenson property to a trail easement in Wolf Creek Ranch at the southeast portion

of Victory Ranch. Victory Ranch shall coordinate with Sorenson and Wolf Creek Ranch so the trails line up. The trail in Wolf Creek ranch is memorialized in an agreement with entry number 250177 bk. 0584 pg. 0560-0563. Trails are backcountry dirt surface trails that shall be built in accordance with the Wasatch County trail standards. The trail on the south side of highway 32 is to be built by the fall of 2015 or when the trail on the southwest side of the development on the Sorenson property is complete and ties into the trail alignment in Victory Ranch.

The Development Agreement remains in full force and effect except as expressly stated in this Amendment.


IN WITNESS WHEREOF, the undersigned have executed this Amendment as of the day and year first above written.

DEVELOPER:

VR ACQUISITIONS, LLC,
a Delaware limited liability company

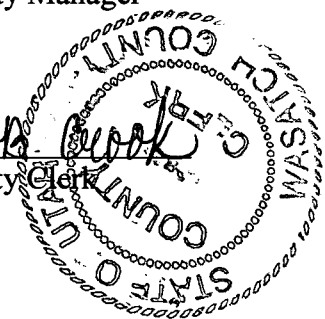
By: 
Manager

WASATCH COUNTY:

By: 
Wasatch County Manager

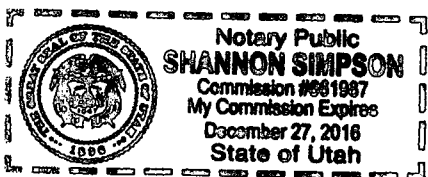
Attest:


Wasatch County Clerk



STATE OF Utah)
 : ss.
COUNTY OF Wasatch)

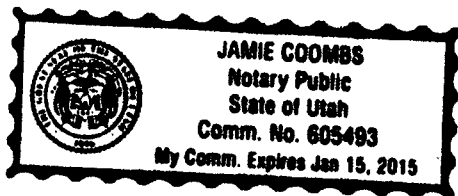
On the 11th day of July 2014, before me, a notary public, personally appeared Matthew Menna, the signer of the foregoing Amendment to Development Agreement, who duly acknowledged he executed the same as the Manager of VR Acquisitions, LLC.



Shannon Simpson
NOTARY PUBLIC

STATE OF UTAH)
 : ss.
COUNTY OF WASATCH)

On the 29th day of July 2014, before me, a notary public, personally appeared Mike Davis, who executed the foregoing instrument in his capacity as the Wasatch County Manager and Michelle Crook, who attested the foregoing instrument in his capacity as the Wasatch County Clerk.



Jamie Coombs
NOTARY PUBLIC

WASATCH COUNTY CORPORATION
Tax Roll Master Record

August 8, 2014

9:40:24AM

Parcel: 00-0007-2814	Serial #: OWC-0143-0-025-025	Entry: 378510
Name: VR ACQUISITIONS LLC		
c/o Name:	Property Address:	
Address 1: 7865 N VICTORY RANCH DR		
Address 2:		
City State Zip: KAMAS	UT 84036-0000	Acres: 328.89
Mortgage Co:		
Status: Active	Year: 2015	District: 015 JORDANELLE SPECIAL SRV 0.011165

Owners	Interest	Entry	Date of Filing	Comment
VR ACQUISITIONS LLC		378510	05/03/2012	(1054/1571)

Property Information	2015 Values & Taxes				2014 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LG01 LAND GREENBELT	328.89	2,960,010	5,259	58.72	2,960,010	5,259	58.72
Totals:	328.89	2,960,010	5,259	58.72	2,960,010	5,259	58.72
Greenbelt Information	Acres	Price p/a	Market	Taxable	Status	Changed	
GZ2 Zone 001 Zone 1	196.80	9,000	1,771,200	3,542	OK	12/02/2013	
GZ3 Zone 001 Zone 1	132.09	9,000	1,188,810	1,717	OK	12/02/2013	
Greenbelt Totals	328.89		2,960,010	5,259			

2015 Taxes:	58.72	2014 Taxes:	58.72
Special Taxes:	0.00	Review Date	
Penalty:	0.00	05/02/2014	
Abatements: (	0.00)	NO BACK TAXES!	
Payments: (	0.00)		
Amount Due:	58.72		

Legal Description

ALL OF SECTION 25, T.2S, R.5E, SLM: LYING IN WASATCH COUNTY LESS TAX CARD TO USA, OWC-0143-0-025-025 147.51 ACRES BOOK 216, PAGE 661 NET AREA: 328.89 ACRES

WASATCH COUNTY CORPORATION
Tax Roll Master Record

August 8, 2014

9:40:24AM

Parcel: 00-0007-3374	Serial #: OWC-0186-0-036-025	Entry: 378510
Name: VR ACQUISITIONS LLC		
c/o Name:	Property Address:	
Address 1: 7865 N VICTORY RANCH DR		
Address 2:		
City State Zip: KAMAS	UT 84036-0000	Acres: 527.98
Mortgage Co:		
Status: Active	Year: 2015	District: 015 JORDANELLE SPECIAL SRV 0.011165

Owners	Interest	Entry	Date of Filing	Comment
VR ACQUISITIONS LLC		378510	05/03/2012	(1054/1571)

Property Information	2015 Values & Taxes				2014 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LG01 LAND GREENBELT	527.92	1,999,340	12,218	136.41	1,999,340	12,218	136.41
Totals:	527.92	1,999,340	12,218	136.41	1,999,340	12,218	136.41

Greenbelt Information	Acres	Price p/a	Market	Taxable	Status	Changed
GZ1 Zone 001 Zone 1	102.30	4,000	409,200	5,320	OK	12/02/2013
GZ2 Zone 001 Zone 1	256.11	4,000	1,024,440	4,610	OK	12/02/2013
GZ3 Zone 001 Zone 1	99.10	4,000	396,400	1,288	OK	12/02/2013
IT4 Zone 001 Zone 1	2.71	25,000	67,750	661	OK	12/02/2013
NP1 Zone 001 Zone 1	67.70	1,500	101,550	339	OK	12/02/2013
Greenbelt Totals	527.92		1,999,340	12,218		

2015 Taxes:	136.41	2014 Taxes:	136.41
Special Taxes:	0.00		
Penalty:	0.00	Review Date	
Abatements: (	0.00)	05/02/2014	
Payments: (	0.00)		
Amount Due:	136.41	NO BACK TAXES!	

Legal Description

BEGINNING NE CORNER SEC 36 T2S R5E SLM: S.0°11'22"E.1320.02FT; W.1055.97FT; S.0°0'23"W.1186.68FT; N.30°16'31"W.101.19FT; N.25°08'54"W.50.5FT; ALONG THE ARC OF A 265FT RADIUS CURVE TO THE LEFT 360.91FT (CHORD BEARS N.68°03'58"W.); S.58°01'11"W.255.39FT; S.79°32'19"W.112.46FT; ALONG THE ARC OF A 57FT RADIUS CURVE TO THE RIGHT 16.28FT (CHORD BEARS S.87°45'33"W.); N.84°02'30"W.132.46FT; ALONG THE ARC OF A 358FT RADIUS CURVE TO THE LEFT 92.13FT (CHORD BEARS S.88°33'56"W.) S.81°10'24"W.71.52FT; ALONG THE ARC OF A 523FT RADIUS CURVE TO THE LEFT 419.08FT (CHORD BEARS S.57°33'14"W.); S.33°56'06"W.397.41FT; N.84°38'27"E.477.56FT; ALONG THE ARC OF A 1859.86FT RADIUS CURVE TO THE LEFT 196.17FT (CHORD BEARS N.71°10'30"E.); ALONG THE ARC OF A 220FT RADIUS CURVE TO THE LEFT 217.09FT (CHORD BEARS N.65°56'43"E.); N.64°51'08"E.784.77FT; S.30°16'31"E.101.19FT; S.64°51'07"W.693.67FT; S.24°11'25"E.1009.22FT; N.81°22'32"E.719.15FT; N.67°17'09"E.252.77FT; N.87°12'45"E.333.92FT; S.0°10'32"E.203.54FT; ALONG THE ARC OF A 130.446FT RADIUS CURVE TO THE RIGHT 55FT (CHORD BEARS S.79°53'49"W.); N.87°57'55"W.194.97FT; ALONG THE ARC OF 725FT RADIUS CURVE TO THE LEFT 385.45FT (CHORD BEARS S.76°36'30"W.); S.61°11'51"W.49.98FT; ALONG THE ARC OF A 75FT RADIUS CURVE TO THE RIGHT 39.11FT (CHORD BEARS S.76°16'01"W.); N.88°33'21"W.82.01FT; ALONG THE ARC OF A 325FT RADIUS CURVE TO THE LEFT 356.86FT (CHORD BEARS S.58°07'29"W.); S.65°10'13"E.103.21FT; S.29°14'59"W.306.05FT; S.25°52'39"W.474.4FT; S.19°29'41"E.201.93FT; ALONG THE ARC OF A 275FT RADIUS CURVE TO THE LEFT 152.46FT (CHORD BEARS S.54°24'54"W.); S.38°18'46"W.202.21FT; S.51°41'13"E.243.86FT; S.89°32'16"W.3986.09FT; N.0°33'49"E.5358.62FT; N.89°49'50"E.5265.35FT TO THE BEGINNING. AREA: 527.66 ACRES+-

History

OWC-0186-3 WAS SPLIT FROM THIS PARCEL FOR 2008 TAX ROLL. 24.75 ACRES OF THIS PARCEL WENT TO VICTORY RANCH PLAT B FOR 2007 TAX ROLL. OWC-0186-1 AND OWC-0186-2 WERE SPLIT FROM THIS PARCEL FOR 2002 TAX ROLL.

WASATCH COUNTY CORPORATION
Tax Roll Master Record

August 8, 2014

9:40:24AM

Parcel: 00-0012-1496	Serial #: OWC-0812-2-007-036	Entry: 378510
Name: VR ACQUISITIONS LLC		
c/o Name:	Property Address:	
Address 1: 7865 N VICTORY RANCH DR		
Address 2:		
City State Zip: KAMAS	UT 84036-0000	Acres: 637.60
Mortgage Co:		
Status: Active	Year: 2015	District: 015 JORDANELLE SPECIAL SRV 0.011165

Owners	Interest	Entry	Date of Filing	Comment
VR ACQUISITIONS LLC		378510	05/03/2012	(1054/1571)

Property Information	2015 Values & Taxes				2014 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
BC00 COMM BLDG UNDER CONSTRUCT.	0.00	17,917	17,917	200.04	17,917	17,917	200.04
LG01 LAND GREENBELT	637.60	573,840	11,120	124.15	573,840	11,120	124.15
Totals:	637.60	591,757	29,037	324.19	591,757	29,037	324.19
Greenbelt Information	Acres	Price p/a	Market	Taxable	Status	Changed	
GZ2 Zone 001 Zone 1	566.10	900	509,490	10,190	OK	12/02/2013	
GZ3 Zone 001 Zone 1	71.50	900	64,350	930	OK	12/02/2013	
Greenbelt Totals	637.60		573,840	11,120			

Property Type	Year Built	Square Footage	Basement Size	Building Type
BC00 COMM BLDG UNDER CONSTRUCT.	2014			

2015 Taxes:	324.19	2014 Taxes:	324.19
Special Taxes:	0.00	Review Date	
Penalty:	0.00	08/15/2013	
Abatements: (	0.00)		
Payments: (	0.00)		
Amount Due:	324.19	NO BACK TAXES!	

Legal Description

ALL SEC 7, T3S, R6E, SLM. AREA 637.60 ACRES

WASATCH COUNTY CORPORATION
Tax Roll Master Record

August 8, 2014

9:40:24AM

Parcel: 00-0012-1512	Serial #: OWC-0812-4-017-036	Entry: 378510
Name: VR ACQUISITIONS LLC		
c/o Name:	Property Address:	
Address 1: 7865 N VICTORY RANCH DR		
Address 2:		
City State Zip: KAMAS	UT 84036-0000	Acres: 120.00
Mortgage Co:		
Status: Active	Year: 2015	District: 015 JORDANELLE SPECIAL SRV 0.011165

Owners	Interest	Entry	Date of Filing	Comment
VR ACQUISITIONS LLC		378510	05/03/2012	(1054/1571)

Property Information	2015 Values & Taxes				2014 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LG01 LAND GREENBELT	120.00	108,000	2,160	24.12	108,000	2,160	24.12
Totals:	120.00	108,000	2,160	24.12	108,000	2,160	24.12
Greenbelt Information	Acres	Price p/a	Market	Taxable	Status	Changed	
GZ2 Zone 001 Zone 1	120.00	900	108,000	2,160	OK	12/02/2013	
Greenbelt Totals	120.00		108,000	2,160			

2015 Taxes:	24.12	2014 Taxes:	24.12
Special Taxes:	0.00		
Penalty:	0.00	Review Date	
Abatements: (	0.00)	08/16/2013	
Payments: (	0.00)		
Amount Due:	24.12	NO BACK TAXES!	

Legal Description

W1/2NW1/4; NW1/4SW1/4 SEC 17, T3S, R6E, SLM. AREA 120 ACRES

WASATCH COUNTY CORPORATION
Tax Roll Master Record

August 8, 2014

9:40:24AM

Parcel: 00-0012-1520	Serial #: OWC-0812-5-018-036	Entry: 378510
Name: VR ACQUISITIONS LLC		
c/o Name:	Property Address:	
Address 1: 7865 N VICTORY RANCH DR		
Address 2:		
City State Zip: KAMAS	UT 84036-0000	Acres: 200.00
Mortgage Co:		
Status: Active	Year: 2015	District: 015 JORDANELLE SPECIAL SRV 0.011165

Owners	Interest	Entry	Date of Filing	Comment
VR ACQUISITIONS LLC		378510	05/03/2012	(1054/1571)

Property Information	2015 Values & Taxes				2014 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LG01 LAND GREENBELT	200.00	180,000	3,600	40.19	180,000	3,600	40.19
Totals:	200.00	180,000	3,600	40.19	180,000	3,600	40.19
Greenbelt Information	Acres	Price p/a	Market	Taxable	Status	Changed	
GZ2 Zone 001 Zone 1	200.00	900	180,000	3,600	OK	12/02/2013	
Greenbelt Totals	200.00		180,000	3,600			

2015 Taxes:	40.19	2014 Taxes:	40.19
Special Taxes:	0.00		
Penalty:	0.00	Review Date	
Abatements: (	0.00)	08/16/2013	
Payments: (	0.00)		
Amount Due:	40.19	NO BACK TAXES!	

Legal Description
 NE1/4; NE1/4SE1/4 SEC 18, T3S, R6E, SLM.AREA 200 ACRES

WASATCH COUNTY CORPORATION

Tax Roll Master Record

August 8, 2014

9:40:24AM

Parcel: 00-0012-1561	Serial #: OWC-0813-4-017-036	Entry: 378510
Name: VR ACQUISITIONS LLC		
c/o Name:	Property Address:	
Address 1: 7865 N VICTORY RANCH DR		
Address 2:		
City State Zip: KAMAS UT 84036-0000	Acres: 480.00	
Mortgage Co:		
Status: Active	Year: 2015	District: 015 JORDANELLE SPECIAL SRV 0.011165

Owners	Interest	Entry	Date of Filing	Comment
VR ACQUISITIONS LLC		378510	05/03/2012	(1054/1571)

Property Information	2015 Values & Taxes				2014 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LG01 LAND GREENBELT	480.00	432,000	8,640	96.47	432,000	8,640	96.47
Totals:	480.00	432,000	8,640	96.47	432,000	8,640	96.47
Greenbelt Information	Acres	Price p/a	Market	Taxable	Status	Changed	
GZ2 Zone 001 Zone 1	480.00	900	432,000	8,640	OK	12/02/2013	
Greenbelt Totals	480.00		432,000	8,640			

2015 Taxes:	96.47	2014 Taxes:	96.47
Special Taxes:	0.00		
Penalty:	0.00	Review Date	
Abatements: (	0.00)	08/16/2013	
Payments: (	0.00)		
Amount Due:	96.47	NO BACK TAXES!	

Legal Description

E1/2; E1/2W1/2 SEC 17, T3S, R6E, SLM. AREA: 480.00 ACRES

WASATCH COUNTY CORPORATION
Tax Roll Master Record

August 8, 2014

9:40:24AM

Parcel: 00-0012-1579	Serial #: OWC-0813-5-020-036	Entry: 378510
Name: VR ACQUISITIONS LLC		
c/o Name:	Property Address:	
Address 1: 7865 N VICTORY RANCH DR		
Address 2:		
City State Zip: KAMAS	UT 84036-0000	Acres: 240.00
Mortgage Co:		
Status: Active	Year: 2015	District: 015 JORDANELLE SPECIAL SRV 0.011165

Owners	Interest	Entry	Date of Filing	Comment
VR ACQUISITIONS LLC		378510	05/03/2012	(1054/1571)

Property Information	2015 Values & Taxes				2014 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LG01 LAND GREENBELT	240.00	216,000	5,564	62.12	216,000	5,564	62.12
Totals:	240.00	216,000	5,564	62.12	216,000	5,564	62.12
Greenbelt Information	Acres	Price p/a	Market	Taxable	Status	Changed	
GZ1 Zone 001 Zone 1	36.60	900	32,940	1,903	OK	12/02/2013	
GZ2 Zone 001 Zone 1	203.40	900	183,060	3,661	OK	12/02/2013	
Greenbelt Totals	240.00		216,000	5,564			

2015 Taxes:	62.12	2014 Taxes:	62.12
Special Taxes:	0.00	Review Date	
Penalty:	0.00	08/16/2013	
Abatements: (	0.00)		
Payments: (	0.00)		
Amount Due:	62.12	NO BACK TAXES!	

Legal Description

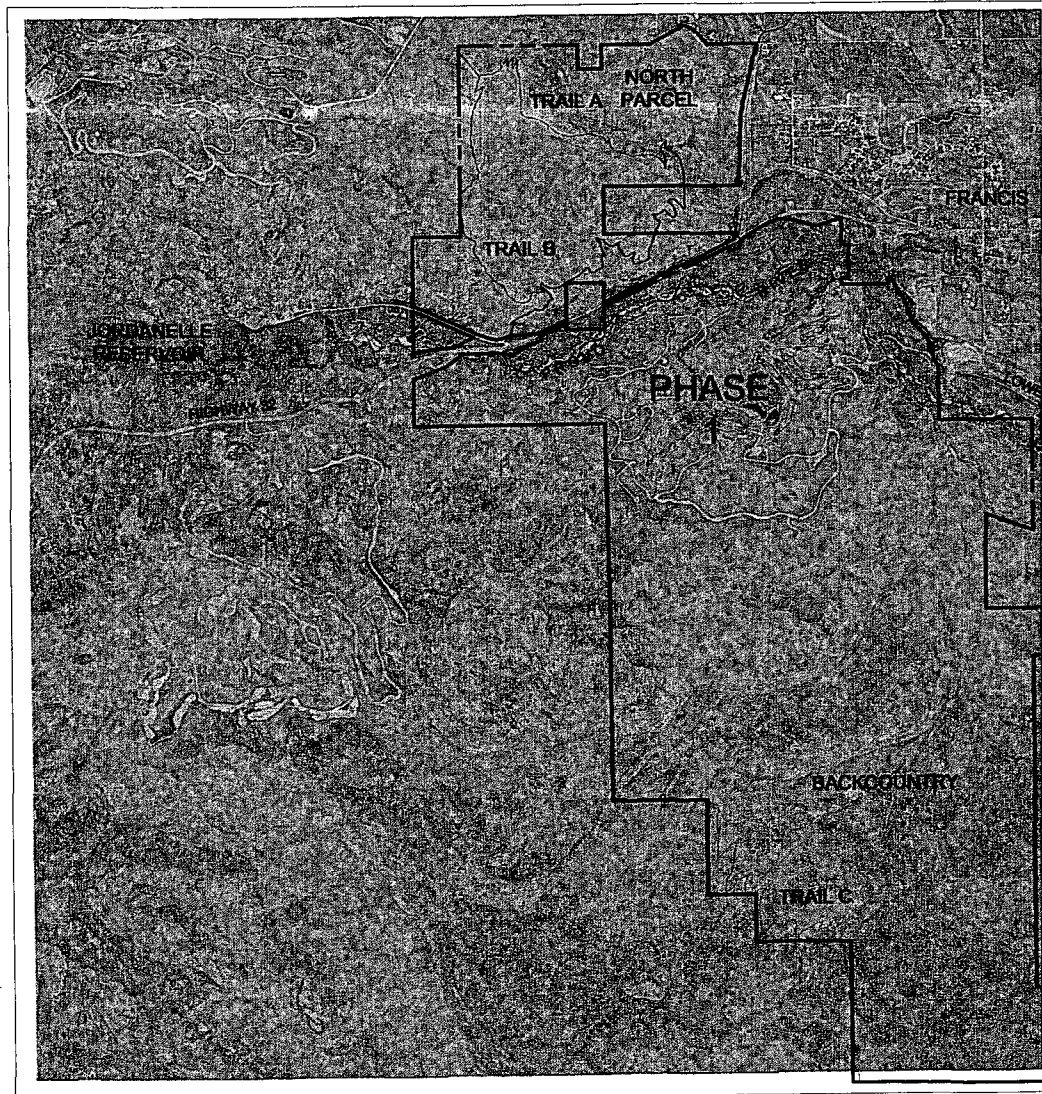
NE1/4; E1/2NW1/4 SEC 20, T3S, R6E, SLM. AREA: 240.00 ACRES



VICTORY RA

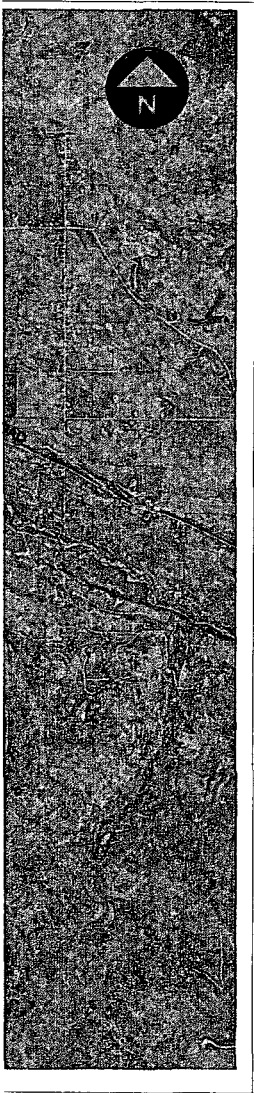
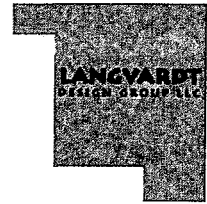
EXHIBIT "G" - PUBLIC TRAILS WASATCH COUNTY, UTAH

LOCATION MAP:



NCH

LAN



PREPARED FOR:

VR ACQUISITIONS, LLC
JEFF GRAHAM
7865 NORTH VICTORY RANCH DRIVE
KAMAS, UTAH 84036
435.785.5020

CONSULTANTS:

LANDSCAPE ARCHITECT:
LANGVARDT DESIGN GROUP
ERIC LANGVARDT
1525 WESTMORELAND DRIVE
SALT LAKE CITY, UTAH 84105
801.583.1295

SHEET INDEX:

C1.0	COVER SHEET
L1.0	NORTH TRAIL OVERALL PLAN (TRAILS A & B)
L1.1	TRAIL B PLAN AND PROFILE
L1.2	TRAIL B PLAN AND PROFILE
L1.3	SOUTH TRAIL OVERALL PLAN (TRAIL C)
L1.4	TRAIL C PLAN AND PROFILE
L1.5	TRAIL C PLAN AND PROFILE
L1.6	TRAIL C PLAN AND PROFILE
L1.7	TRAIL C PLAN AND PROFILE

VICTORY RANCH
EXHIBIT "G" - PUBLIC TRAILS PLAN

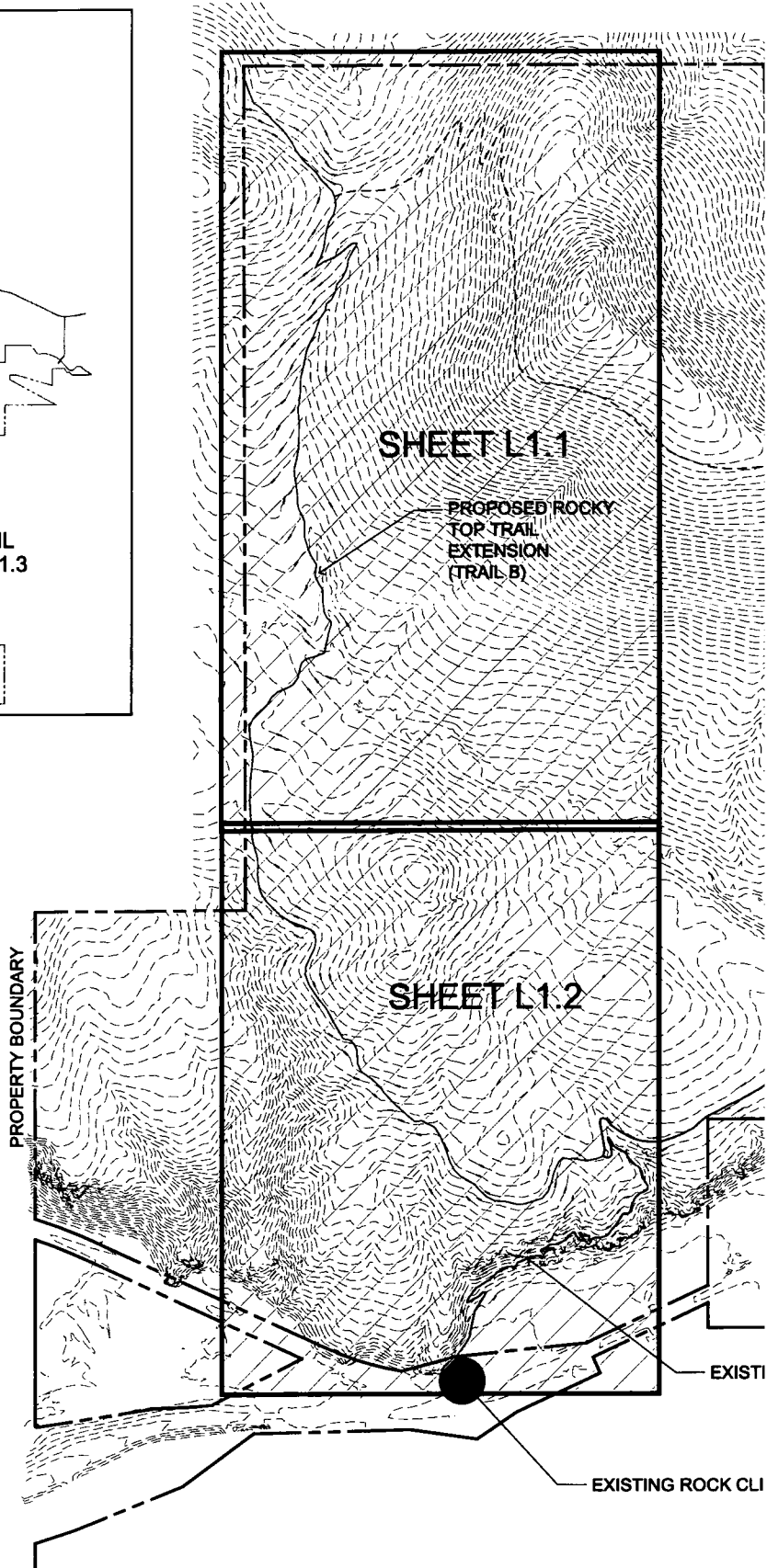
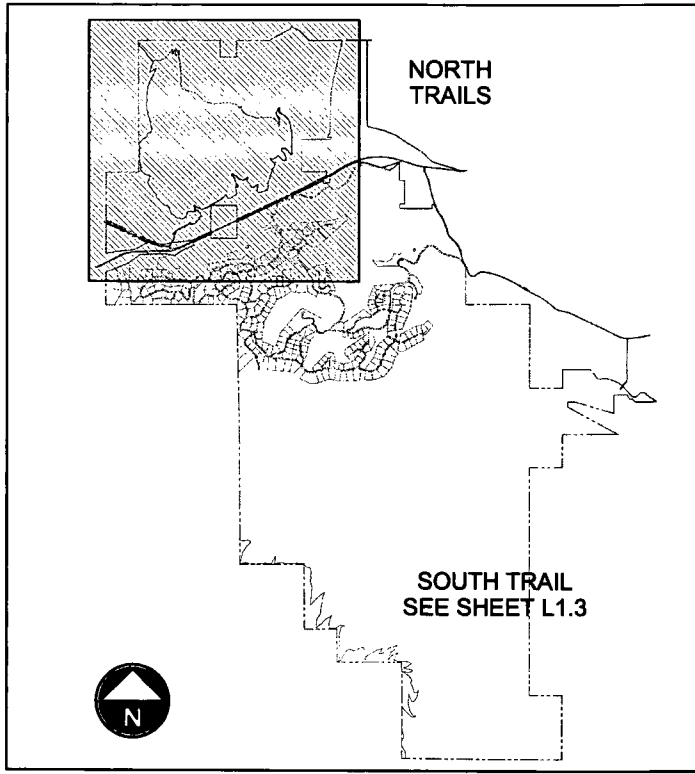
WASATCH COUNTY, UTAH

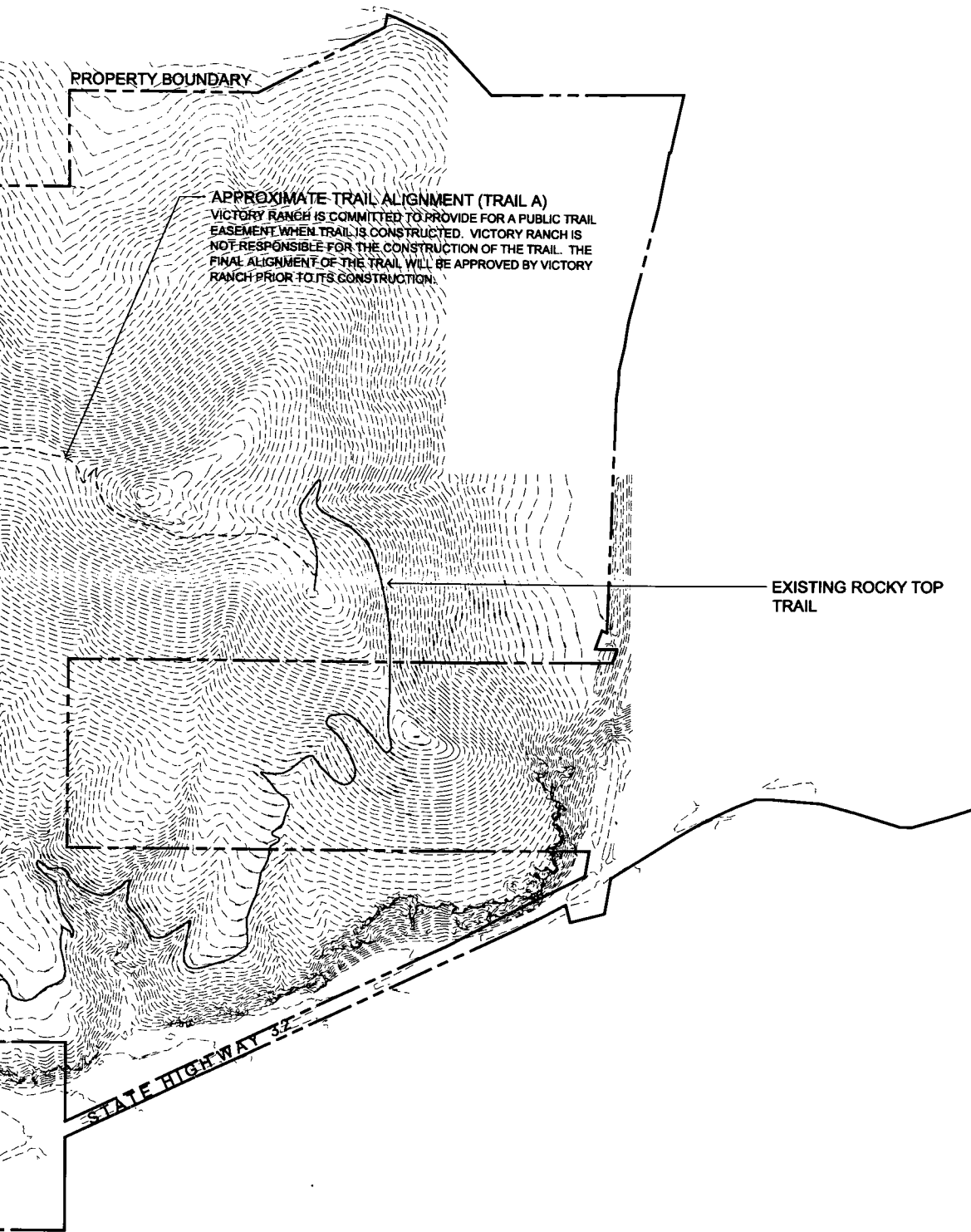


DATE:	JULY 2014
PROJECT:	037.0701.00
DRAWN BY:	EL
REVIEW BY:	EL
VERSION:	MASTER PLAN
REVISIONS:	

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C1.0

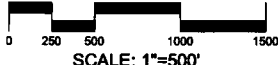




APPROXIMATE TRAIL ALIGNMENT (TRAIL A)
 VICTORY RANCH IS COMMITTED TO PROVIDE FOR A PUBLIC TRAIL EASEMENT WHEN TRAIL IS CONSTRUCTED. VICTORY RANCH IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE TRAIL. THE FINAL ALIGNMENT OF THE TRAIL WILL BE APPROVED BY VICTORY RANCH PRIOR TO ITS CONSTRUCTION.

EXISTING ROCKY TOP TRAIL

STATE HIGHWAY 32



NORTH TRAILS OVERALL PLAN

VICTORY RANCH
NORTH PUBLIC TRAILS PLAN

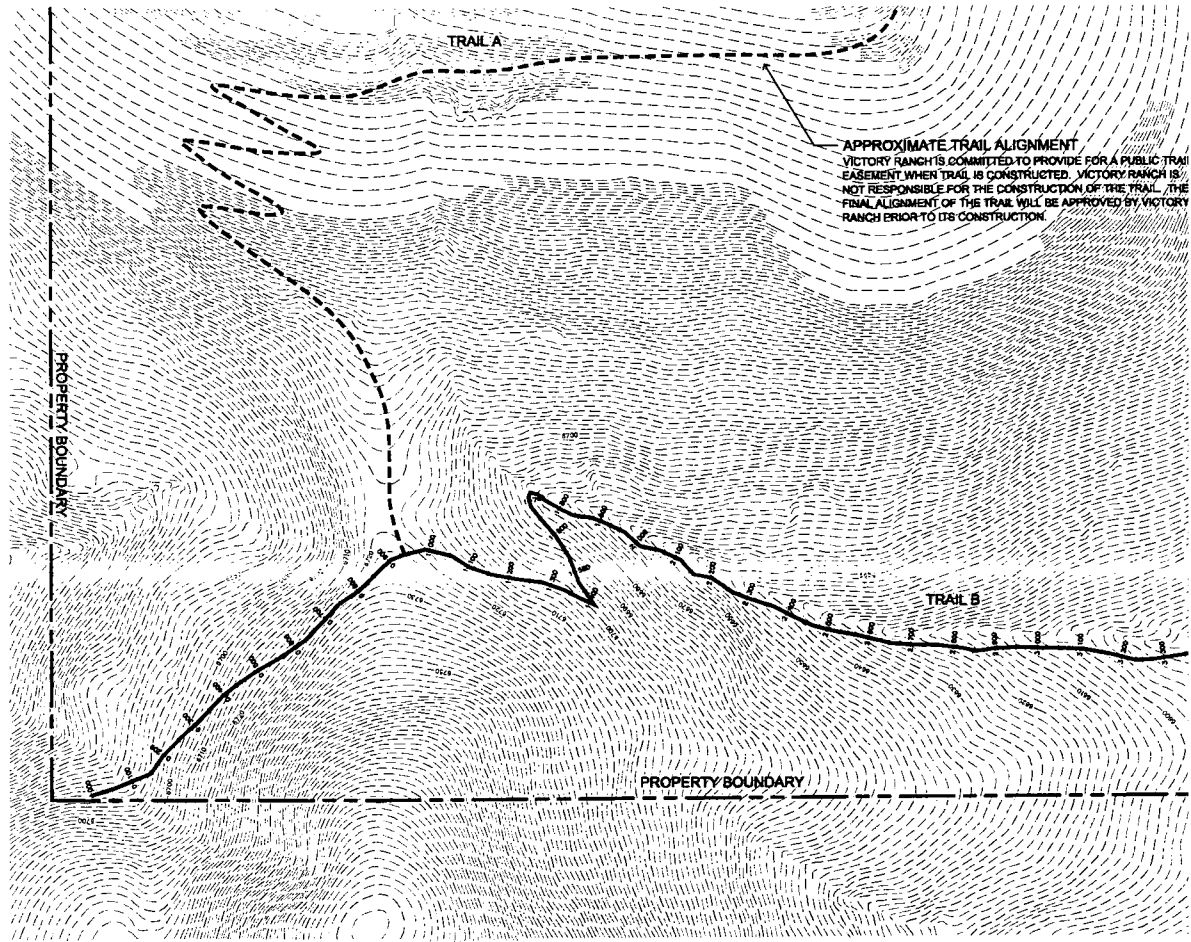
WASATCH COUNTY, UTAH



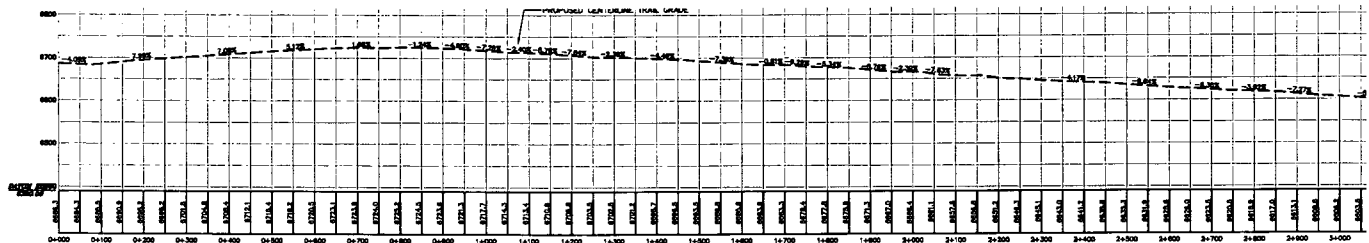
DATE:	JULY 2014
PROJECT:	037.0701.00
DRAWN BY:	EL
REVIEW BY:	EL
VERSION:	MASTER PLAN
REVISIONS:	

SHEET TITLE:
OVERALL NORTH TRAILS PLAN

SHEET NUMBER:
L1.0

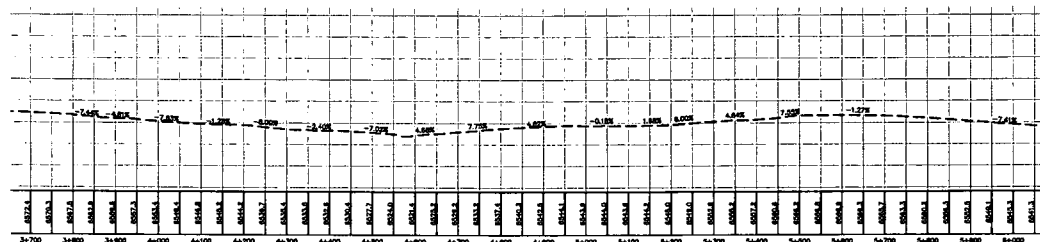


Trail B Plan Stations 0+00 - 6+000



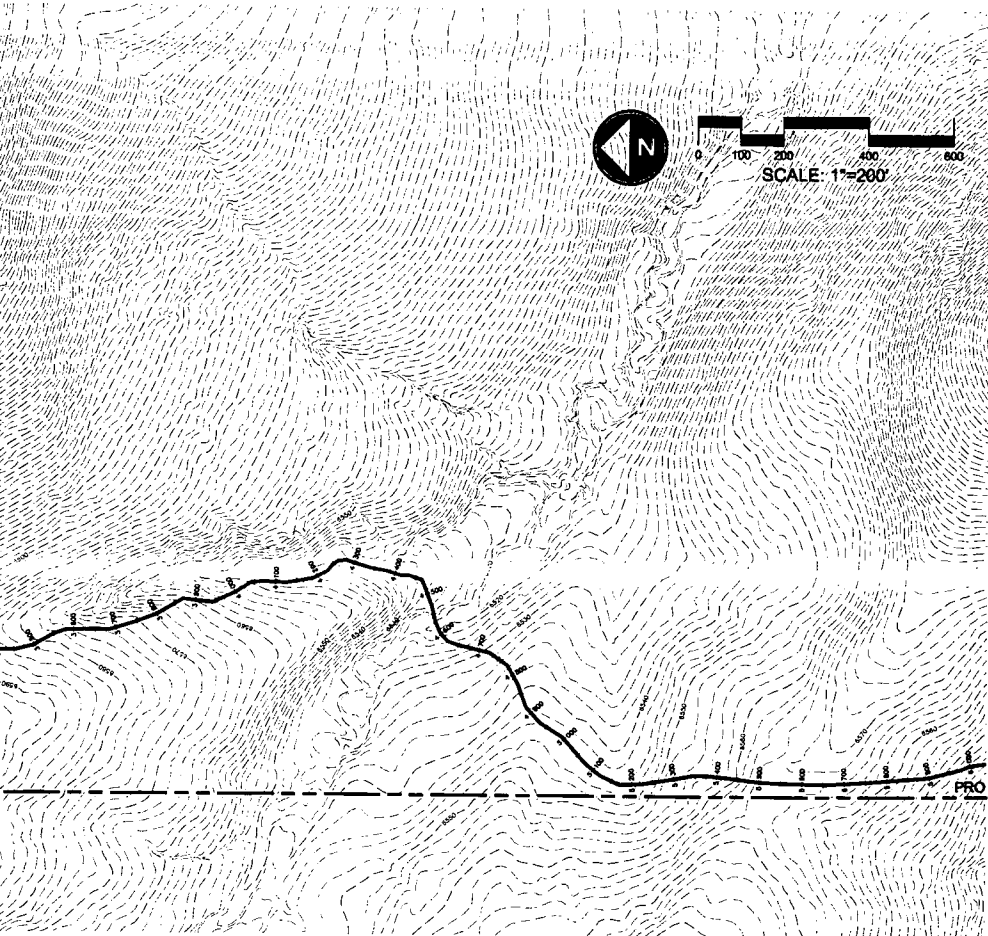
Trail B Profile Stations 0+00 - 3+700

Horizontal Scale = 1"=200'
Vertical Scale 1"=200'



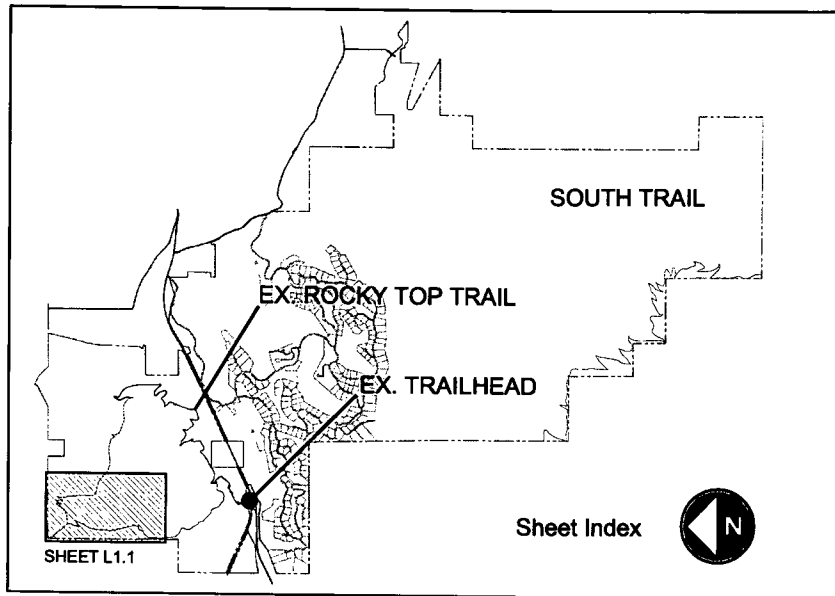
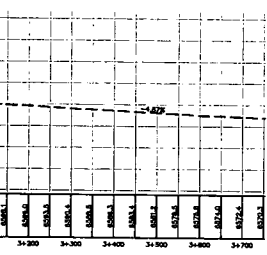
Trail B Profile Stations 3+700 - 6+000

Horizontal Scale = 1"=200'
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VICTORY RANCH
NORTH PUBLIC TRAILS PLAN

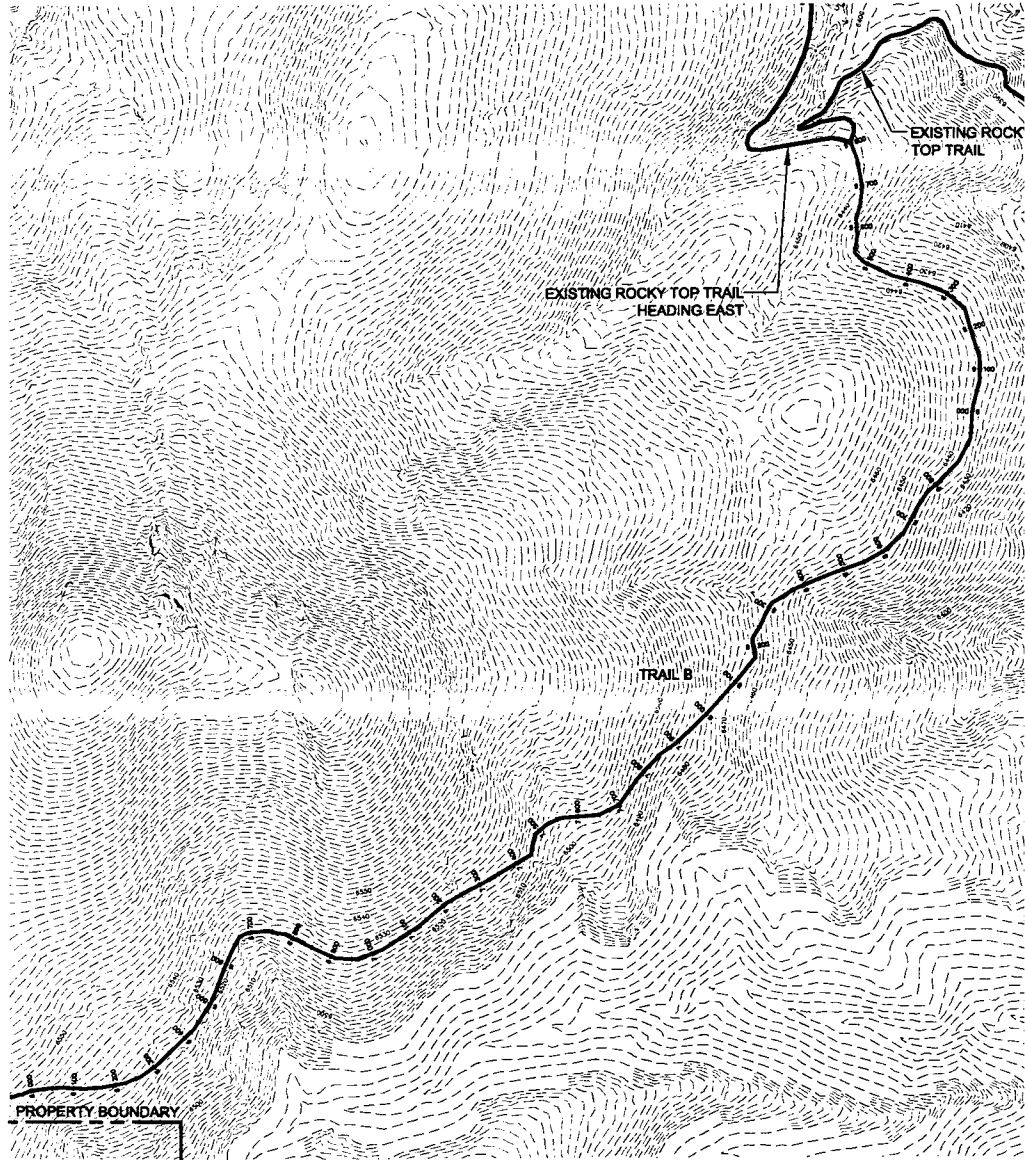
WASATCH COUNTY, UTAH



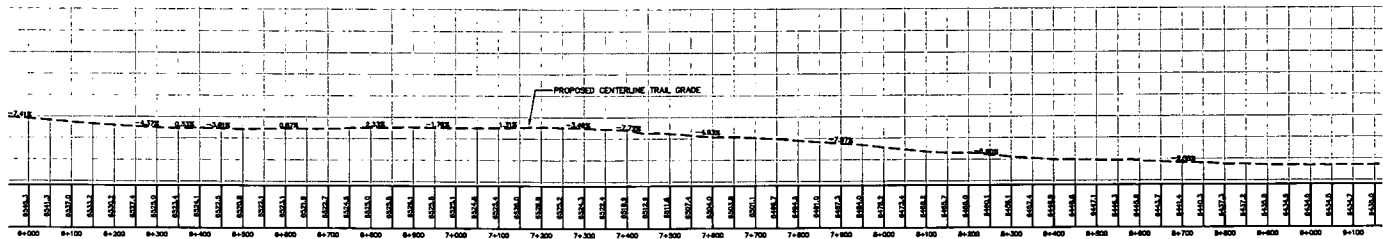
DATE:	JULY 2014
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SHEET TITLE:
PLAN AND PROFILES

SHEET NUMBER:
L1.1

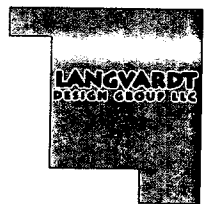
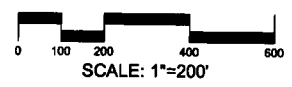
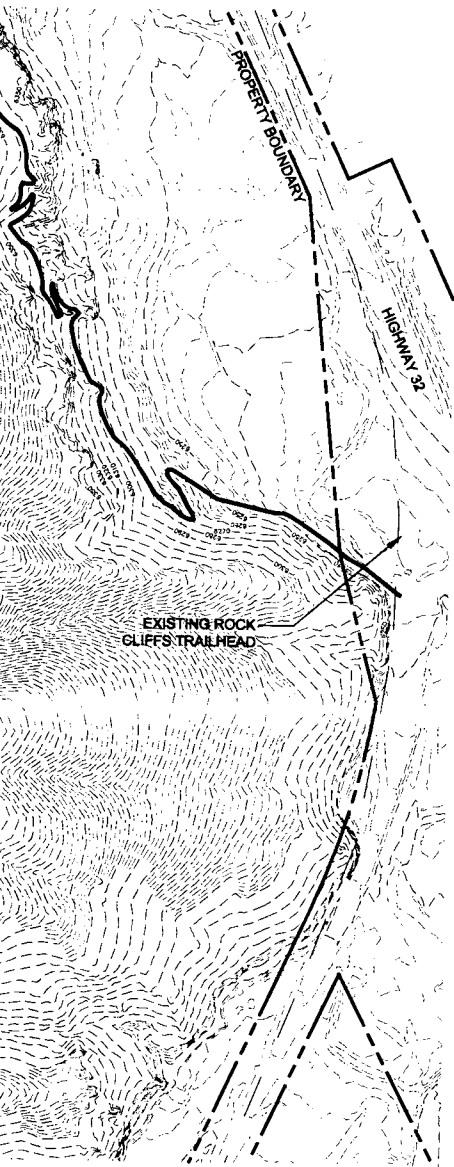


Trail B Plan Stations 6+000 - 9+800



Trail B Profile Stations 6+000 - 9+800

Horizontal Scale = 1"=200'
Vertical Scale 1"=200'

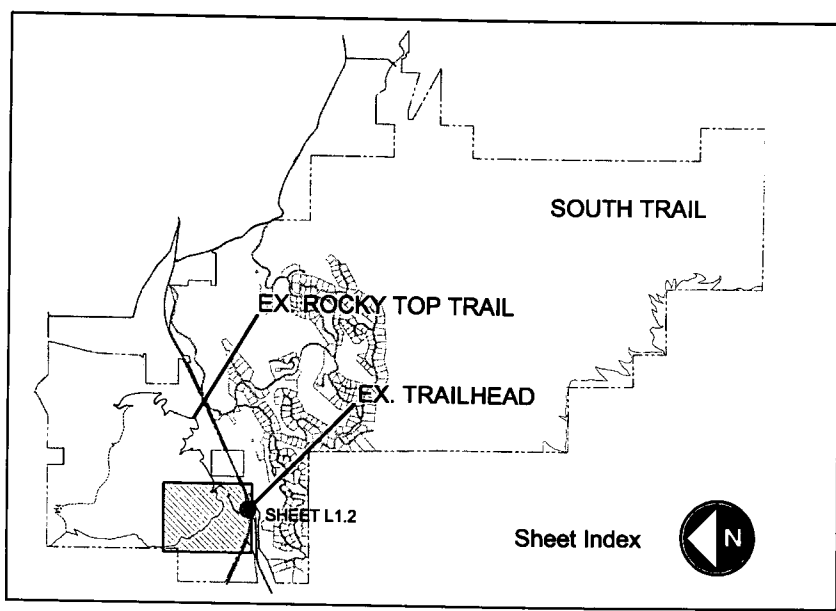


VICTORY RANCH
NORTH PUBLIC TRAILS PLAN

WASATCH COUNTY, UTAH



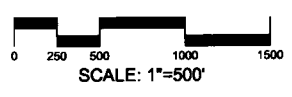
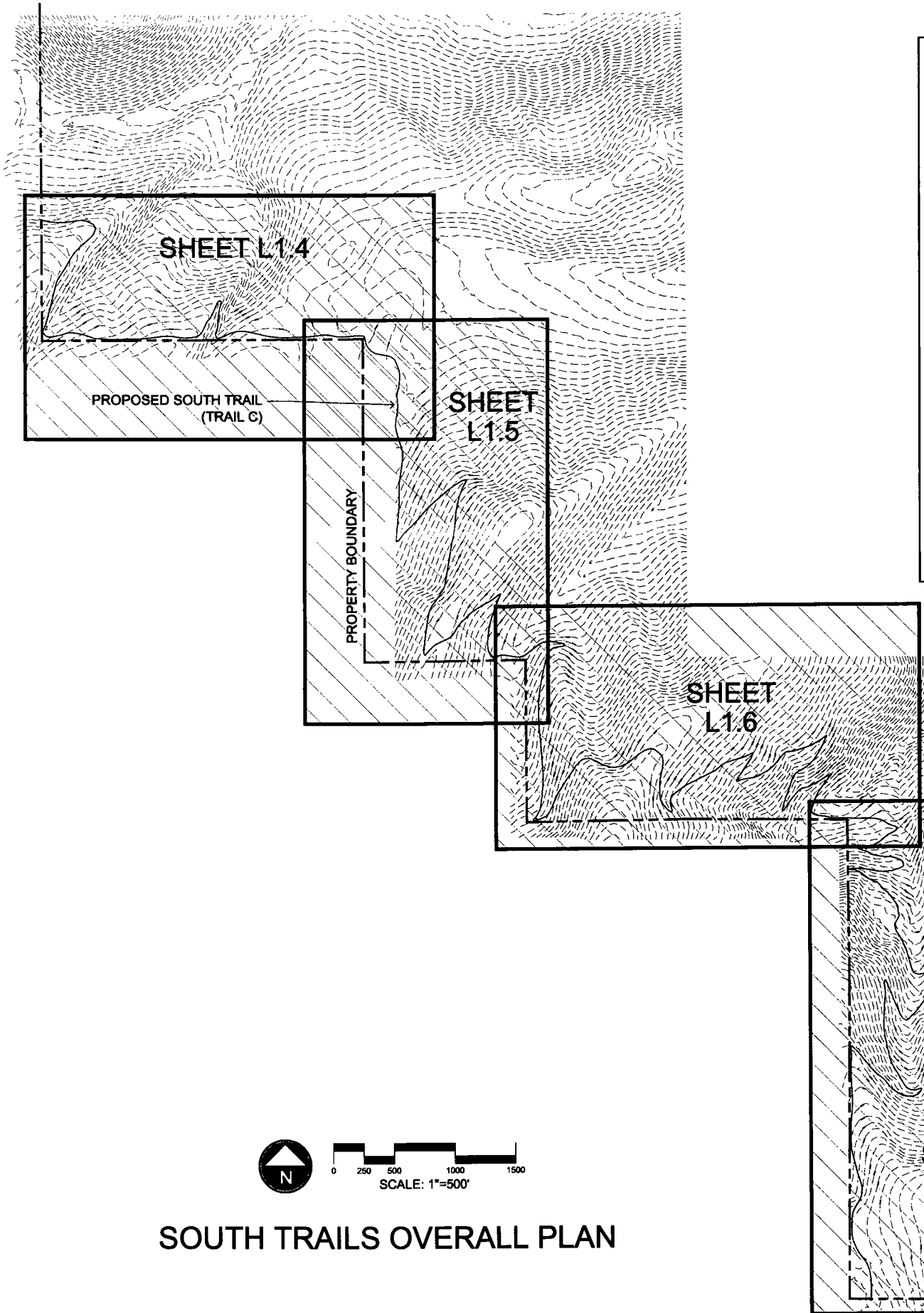
8+300	8+400	8+500	8+600	8+700	8+800
8+300	8+400	8+500	8+600	8+700	8+800



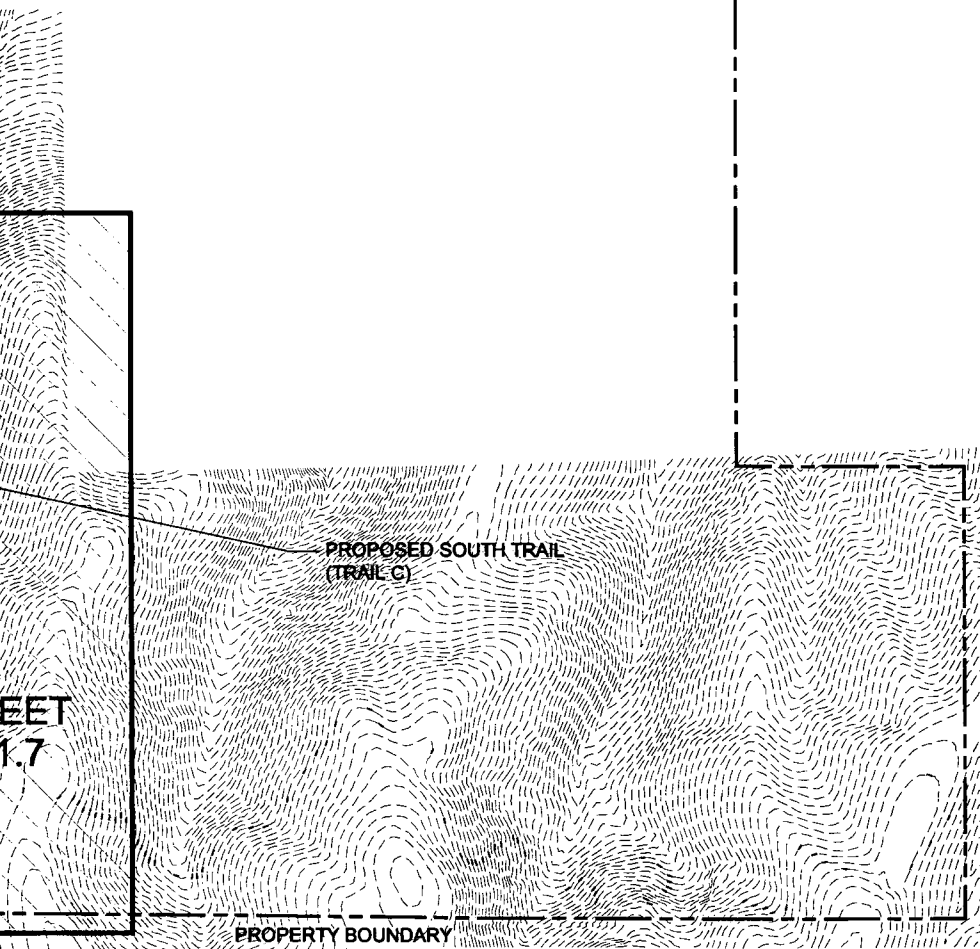
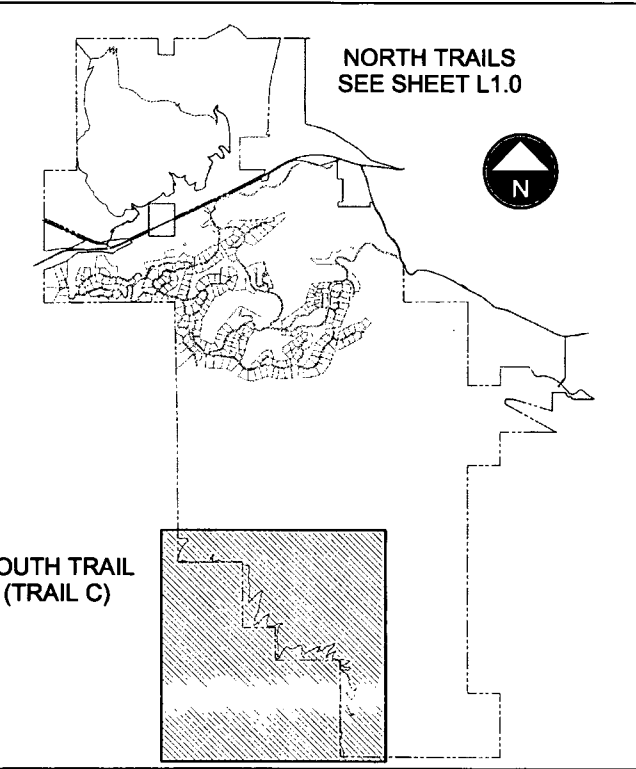
DATE:	JULY 2014
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PLAN AND PROFILES

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L1.2



SOUTH TRAILS OVERALL PLAN



VICTORY RANCH
SOUTH PUBLIC TRAILS PLAN

WASATCH COUNTY, UTAH

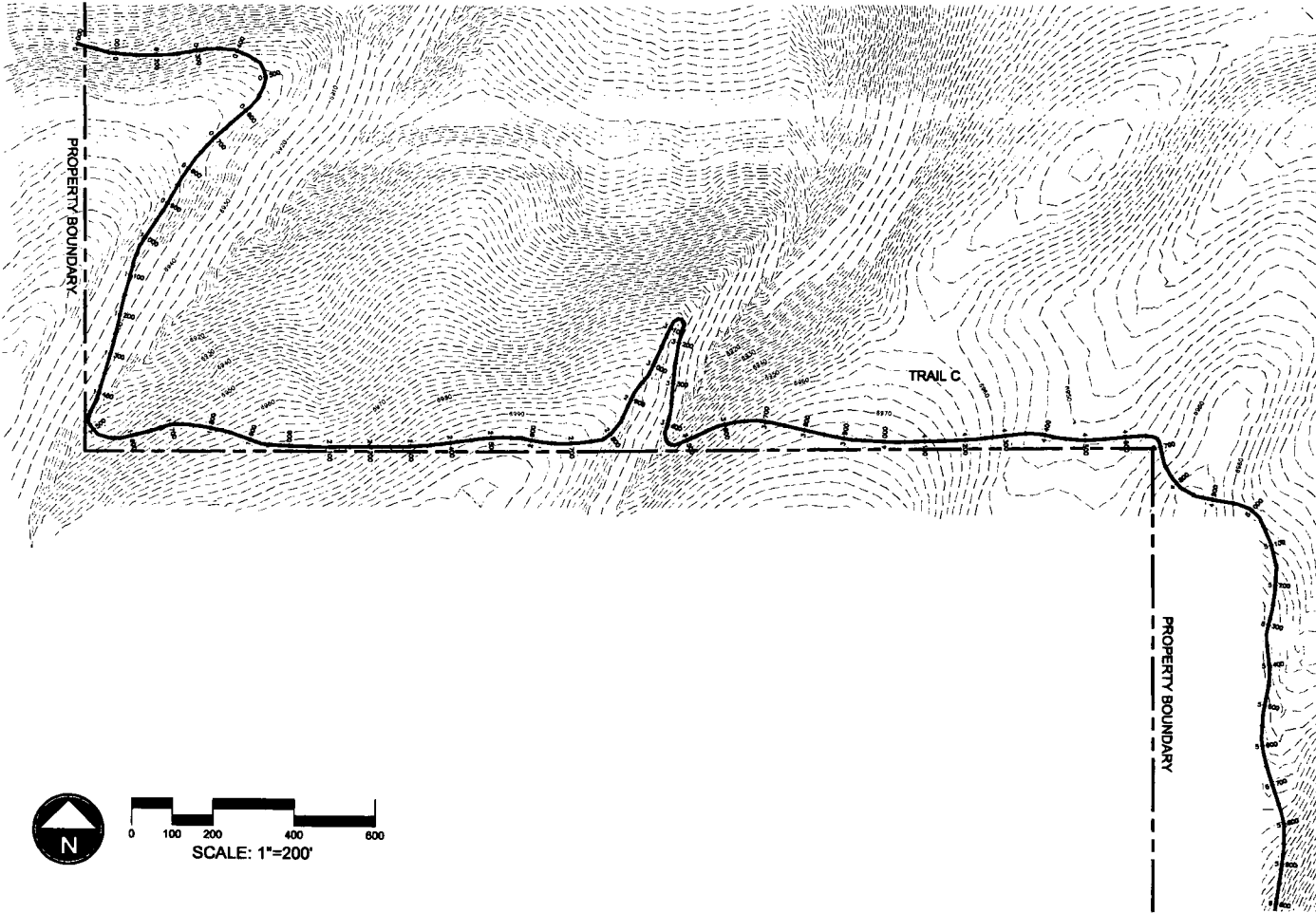


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PROJECT:	037.0701.00
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VERSION:	MASTER PLAN
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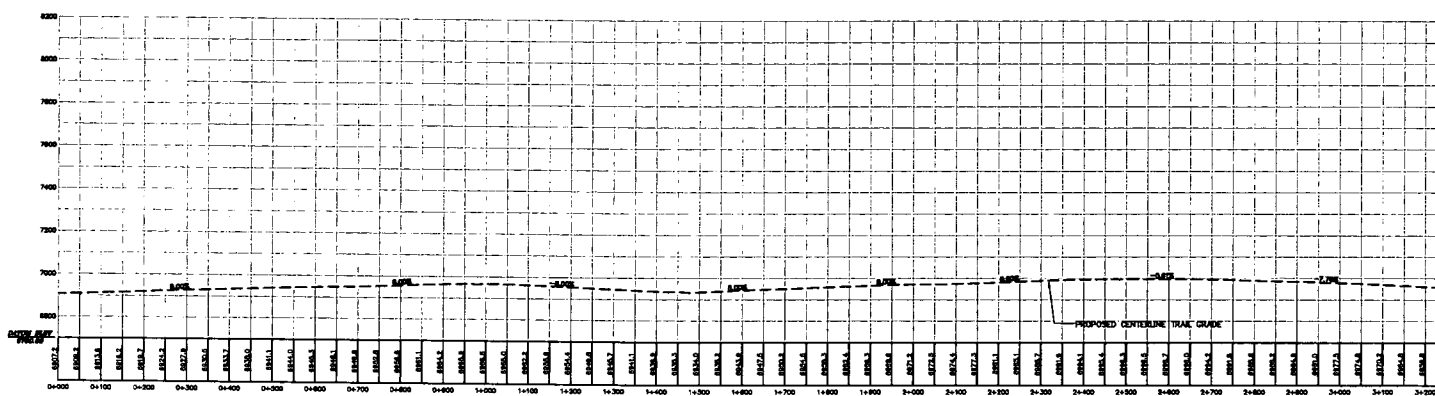
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**OVERALL SOUTH
TRAIL PLAN**

SHEET NUMBER:

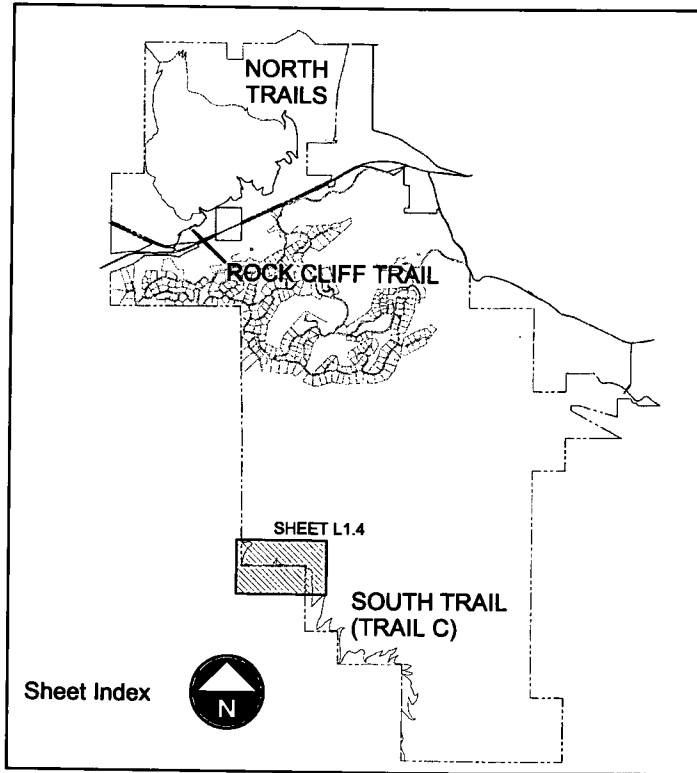
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Trail C Plan Stations 0+00 - 6+000



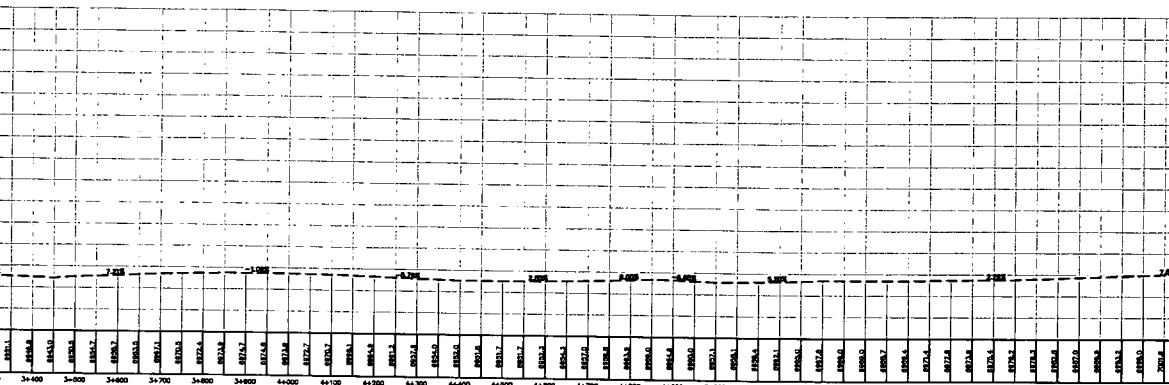
Trail C Profile Stations 0+00 - 6+000
Horizontal Scale = 1"=200'
Vertical Scale 1"=200'



VICTORY RANCH

PUBLIC TRAILS PLAN - SOUTH TRAIL

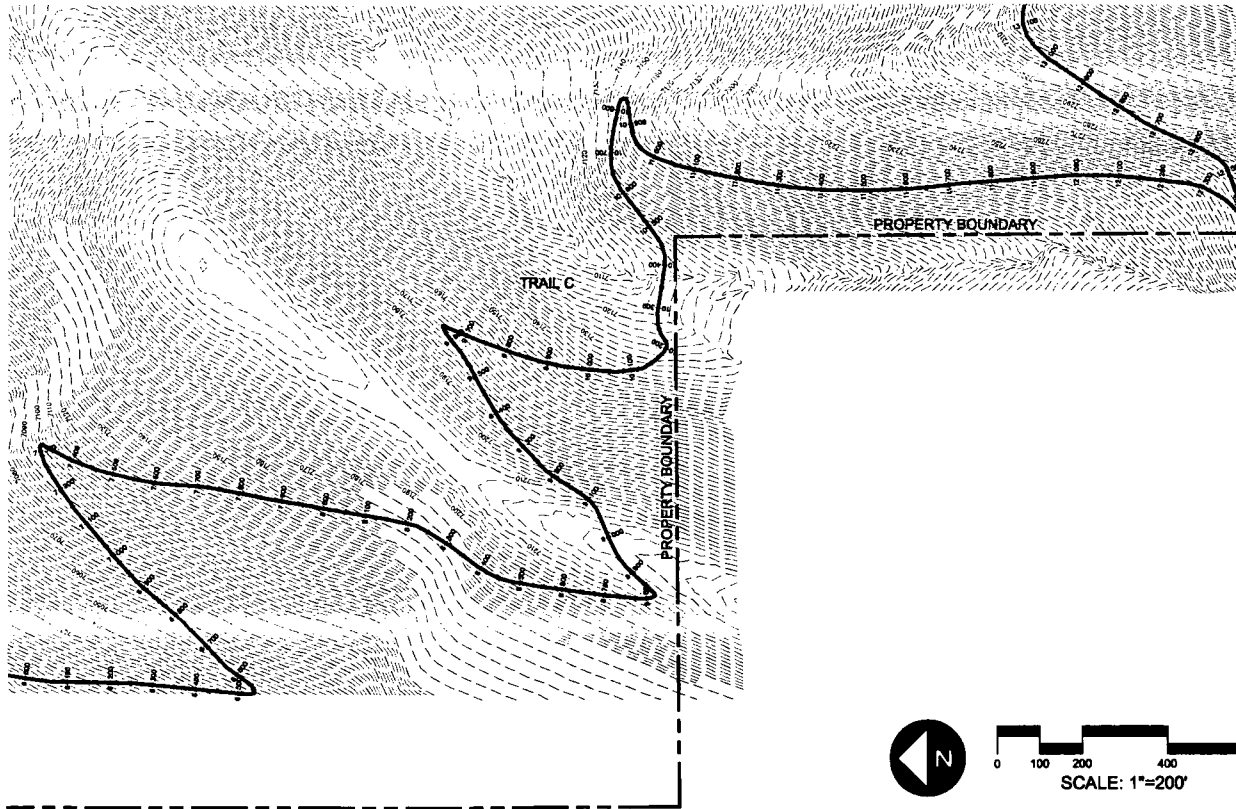
WASATCH COUNTY, UTAH



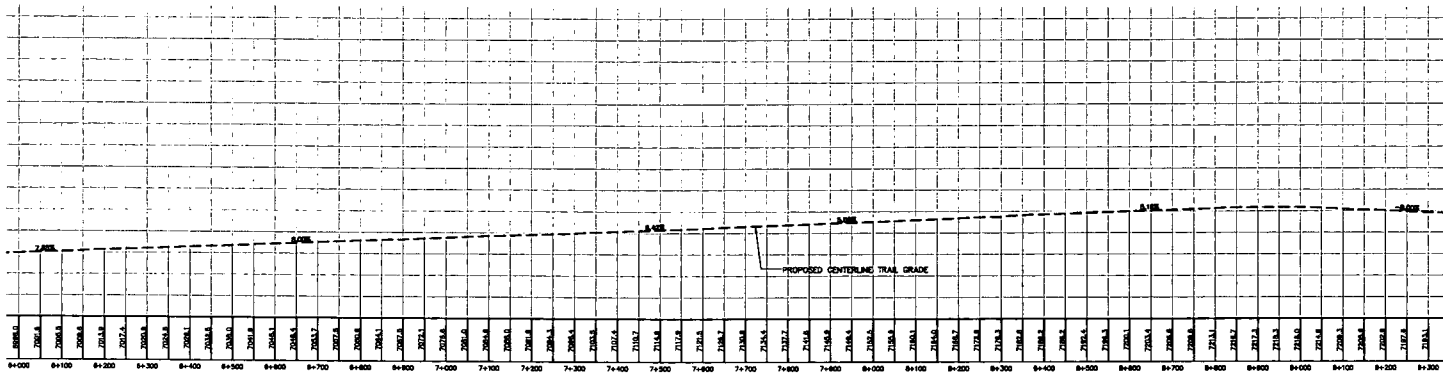
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PLAN AND PROFILES

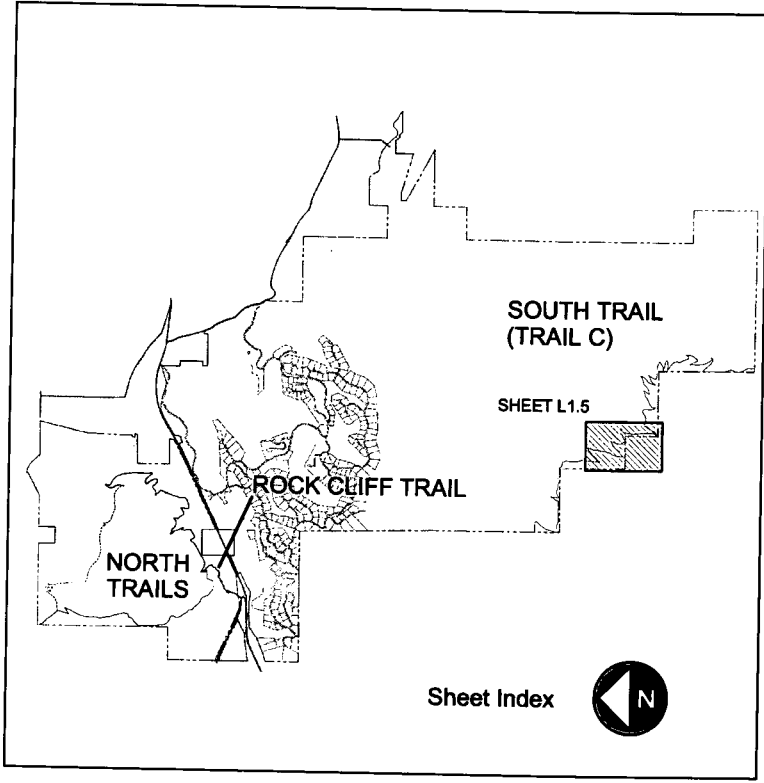
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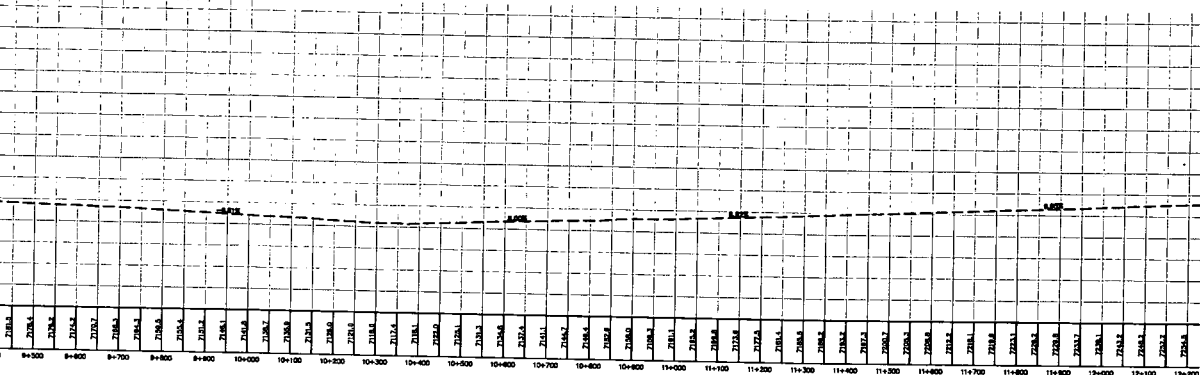
Trail C Plan Stations 6+000 - 12+200



Trail C Profile Stations 6+000 - 12+200
Horizontal Scale = 1"=200'
Vertical Scale 1"=200'



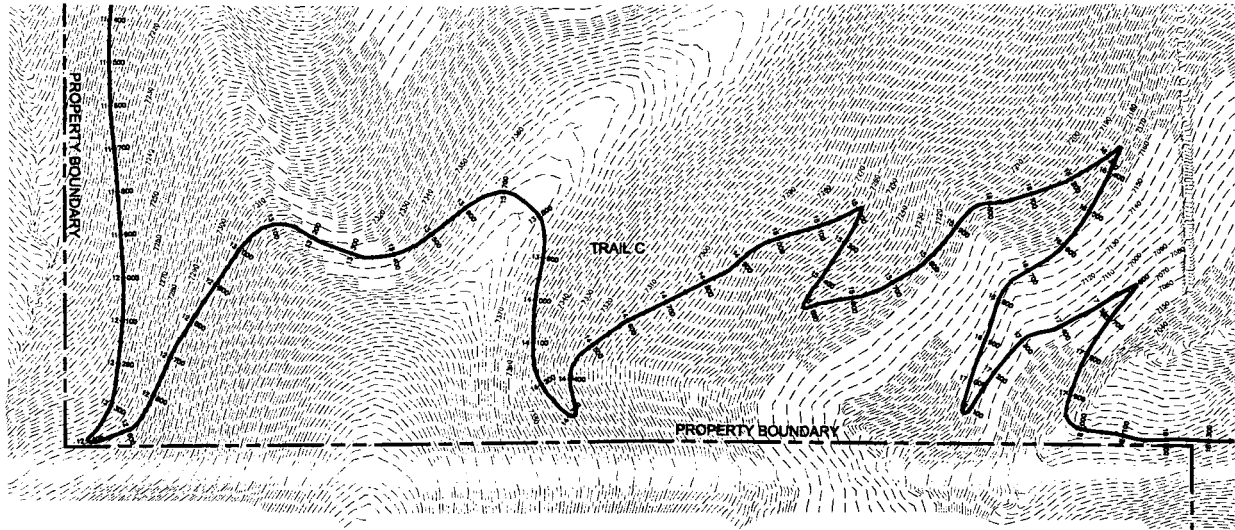
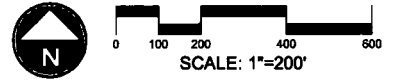
VICTORY RANCH
PUBLIC TRAILS PLAN - SOUTH TRAIL
 WASATCH COUNTY, UTAH



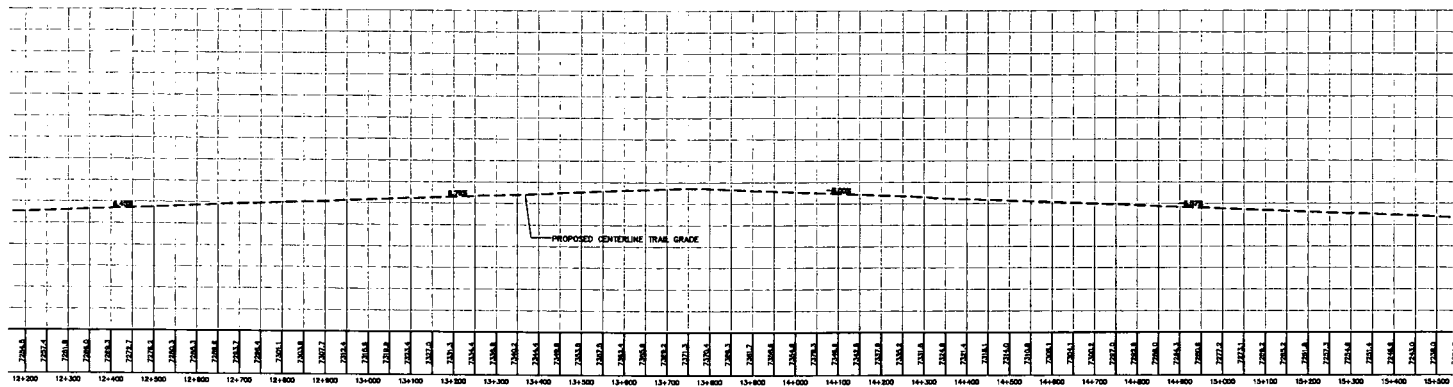
DATE:	JULY 2014
PROJECT:	037.0701.00
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SHEET TITLE:
PLAN AND PROFILES

SHEET NUMBER:
L1.5

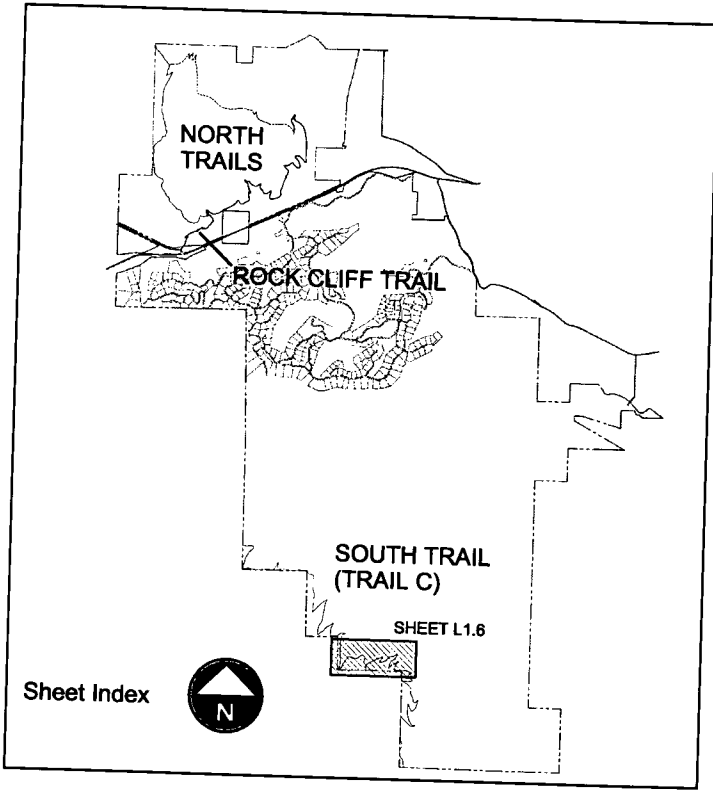


Trail C Plan Stations 12+300 - 18+400

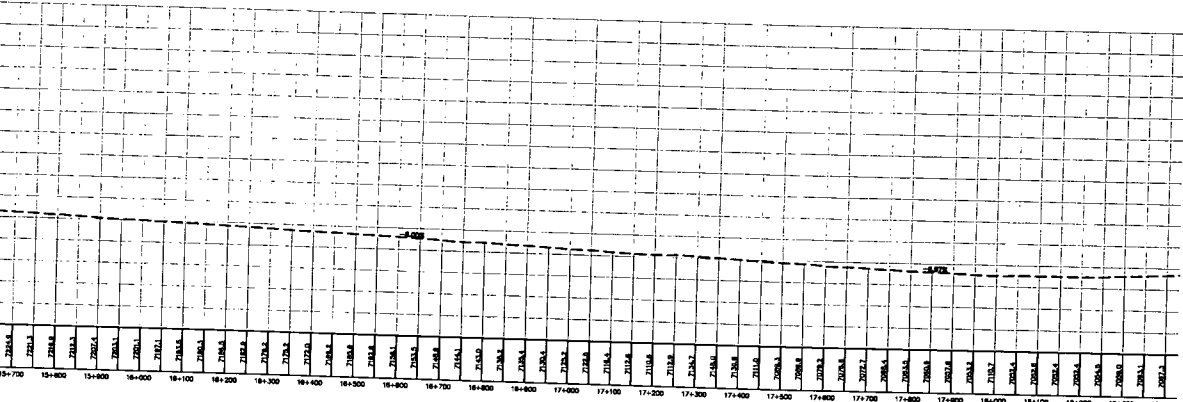


Trail C Profile Stations 12+200 - 18+400

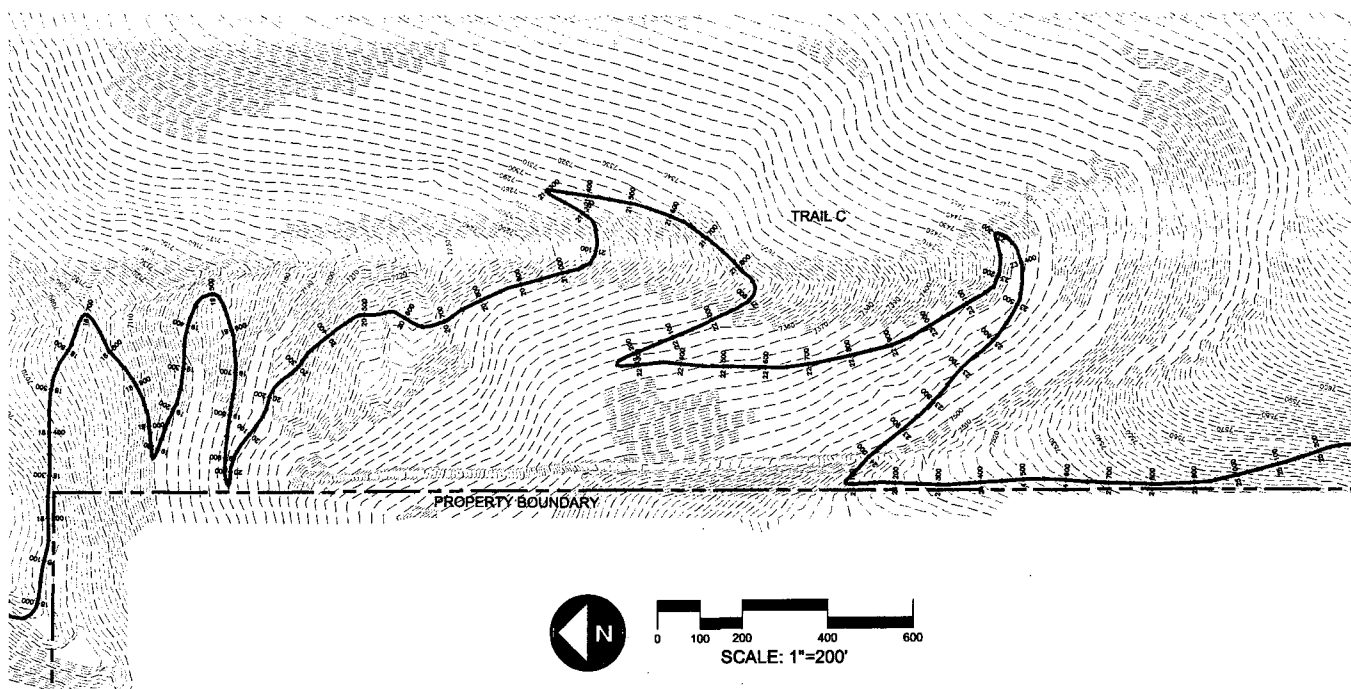
Horizontal Scale = 1"=200'
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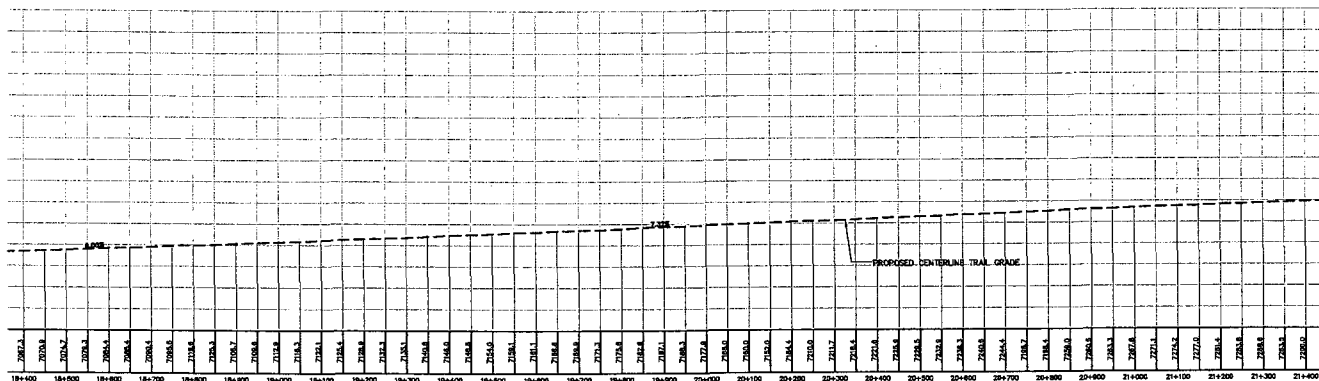
VICTORY RANCH
PUBLIC TRAILS PLAN - SOUTH TRAIL
 WASATCH COUNTY, UTAH



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VERSION:	MASTER PLAN
REVISIONS:	
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SHEET NUMBER:	L1.6



Trail C Plan Stations 18+400 - 26+238



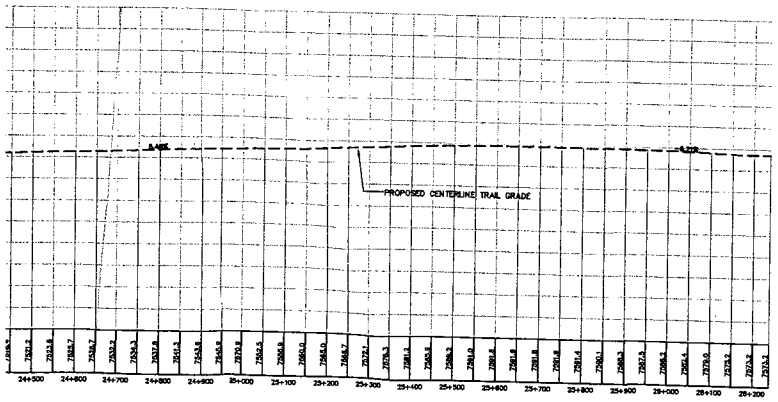
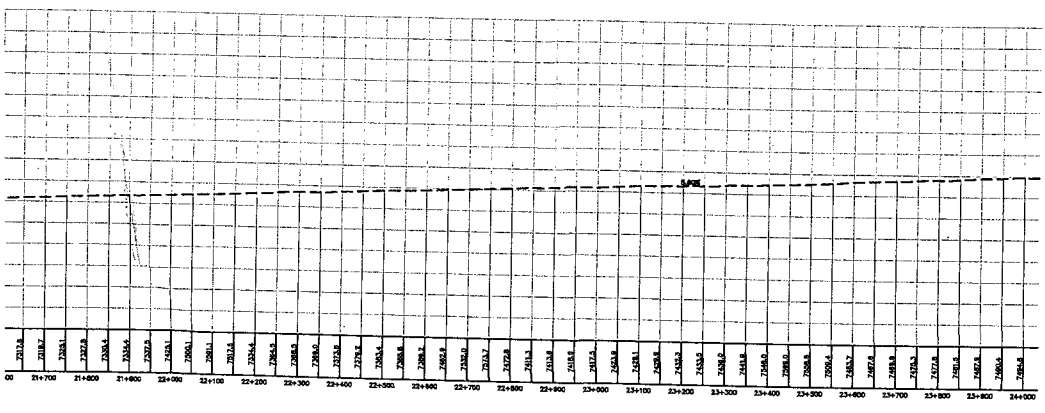
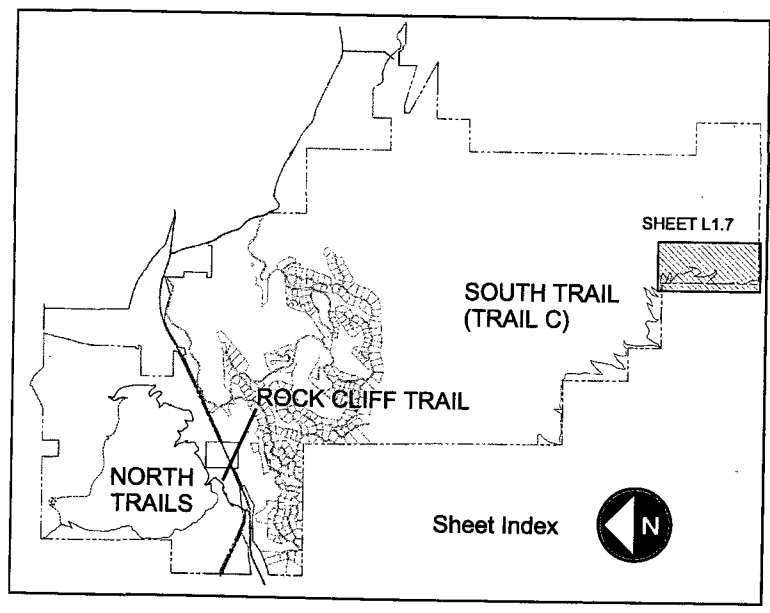
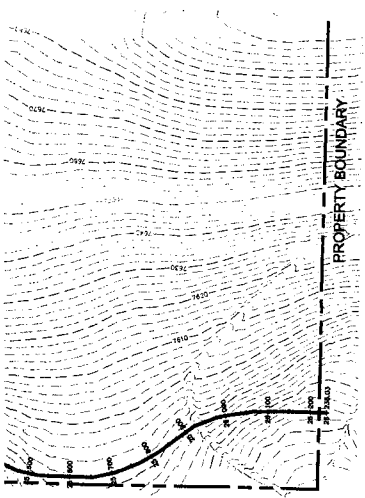
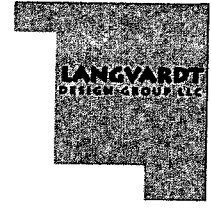
Trail C Profile Stations 18+400 - 24+000

Horizontal Scale = 1"=200'

Vertical Scale 1"=200'



Trail C Profil
Horizontal Scale = 1
Vertical Scale 1"=200'



VICTORY RANCH

PUBLIC TRAILS PLAN - SOUTH TRAIL

WASATCH COUNTY, UTAH



DATE:	JULY 2014
PROJECT:	037.0701.00
DRAWN BY:	EL
REVIEW BY:	EL
VERSION:	MASTER PLAN
REVISIONS:	

SHEET TITLE:
PLAN AND PROFILES

SHEET NUMBER:
L1.7

ns 24+000 - 26+238