SUBDIVISION 000 SOUTH, ATED ANGE \bigcirc 4 AS. \geq QUA RIER AKE \mathbb{B}_{λ} AND TON MERIDIAN POINT, TOOELE \mathbb{Q} COUN SECTION UTAH

assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability This map is provided solely for the purpose of for variation, if any, with any actual survey.

36,

OWNER'S DEDICATION, GRANT, AND DECLARATION

L MEN by these presents, that <u>Janese heading "Bounder the heading "Bounder the "Notice to the "</u> s, that **KICHMOND** contained AMERICAN HOMES does hereby create a subdivand any matters of record, 0 TNC a 🕻 COLORADO C RPORATION P.U.D.

and

and

that the

he

ground as represented on this plat.

BOUNDARY DESCRIPTION

Pastures at Saddleback P.U.D. Plat 13

Professional Land Surveyor, and that I hold License No. 312770 in accordance with Title 58, Chapter 22, Professional ave completed a survey of the property described hereon in accordance with Section 17—23—17 Utah State Code, and have as represented on this plat. I further certify that by authority of the hereon owner(s), I have subdivided said tract of land old of the brainage Easements hereafter to be known as:

SURVE YOR'S

CERTIFICATE

1. Cause the Tract to be subdivided into lots (singularly, a "Lot", or if more than one, the "Lots") and parcels (singularly, a "Parcel", or if 2. Grant, convey and dedicate to Tooele County, a body corporate and politic (the "County") those areas identified on this Plat as "Dedicate 3. Grant and convey to the County perpetual, non-exclusive public trail easement and rights-of-way for pedestrian, and non-motions of Parcels A, B, C and D as shown on this Plat.

4. Grant, convey, and dedicate to the County and to the Association (defined below) and its assigns and to public and private providers of purpose of installing, maintaining, operating, and replacing buried utilities and facilities necessary or convenient to provide underground or buried Development Agreement (defined below), over, through, and across all areas identified on this Plat as "Dedicated Public Road" and as "PUE" ("5. Grant, convey and dedicate to the Association and the County perpetual, non-exclusive easements and rights-of-way, for purposes of installing through and across, and D for fire suppression and other emergency purposes.

7. Grant and convey to the Lake Point Improvement District a perpetual, non-exclusive easement and right-of-way for purposes of installing through and across the portion of Parcel D identified as "LPID Easement" as shown on this Plat.

8. Subject to the rights granted, conveyed, and dedicated pursuant to paragraphs 3 through 7 hereinabove, Grant and convey to the Association apoce, to be maintained by the Association, for pedestrian, equestrian, and non-motorized bic material and convey to Lakepoint Cemetery and Park Service Area, a Utah local district ("LC&PSA") all of Parcel E, for use by LC&PSA and interpretive park and/or other recreation uses as determined by LC&PSA in consultation with the Association, operation, use of, maintenant and right-of-way across for the installation, operation, use of, maintenant and right-of-way across for the installation, peration, use of, maintenant and right-of-way across for t C and D, for use by the Association and its assigns and private underground utilities, and for drainage improvements open space, to be maintained by LC&PSA, for a historical

NOTICE TO PURCHASERS:

1. CC&Rs. The Lots created by this Plat are subject to the following: (A) that certain "Certificate of Amendment of Amended And P.U.D." dated November 21, 2018, and filed in the Tooele County Recorder's Office (the "Recorder's Office") on November 21, 2018, as E Amended and Restated Declaration of Covenants, Conditions and Restrictions of Pastures At Saddleback P.U.D." dated February 22, 2015 armender's Office on July 18, 2019, as Entry No. 490116, as further amended and Restated Declaration of Covenants, Conditions of Pastures At Saddleback P.U.D." dated January 4, 2021, and filed with the Recorder's Office on January 7, 2021, as Entry No. 531823, and may be further amended from time to time (collectively, the "Pastures Declaration"); and (B) that certain "Declaration of Covenants, Collectively, the "Pastures Declaration"); and (B) that certain "Declaration of Covenants, Collectively, the "Pastures Declaration"); and (B) that certain "Declaration of Covenants, Collectively, the "Pastures Declaration"); and (B) that certain "Declaration of Covenants, Collectively, the "Pastures Declaration"); and (B) that certain "Declaration of Covenants, Collectively, the "Pastures Declaration"); and (B) that certain "Declaration of Covenants, Collectively, the "Pastures Declaration"); and (B) that certain "Declaration of Covenants, Collectively, the "Pastures Declaration"); and (B) that certain "Declaration of Covenants, Collectively, the "Pastures Declaration"); and (B) that certain "Declaration of Covenants, Collectively, the "Pastures Declaration"); and (B) that certain "Declaration of Covenants, Collectively, the "Pastures Declaration"); and (B) that certain "Declaration of Covenants, Collectively, the "Pastures Declaration"); and (B) that certain "Declaration of Covenants, Collectively, the "Pastures Declaration"); and (B) that certain "Declaration of Covenants, Collective rther amended by that certain 'Plat 10 Amendment to the Second corder's Office on February 22, 2019, as Entry No. 481532, as further ures At Saddleback P.U.D."dated July 18, 2019, and filed with the estated Declaration of Covenants, Conditions and Restrictions of that certain that certain 'Plat 13 Amendment to the Second Amended ar's Office on November 1, 2021, as Entry No. 558769, as ns for Water Conservation at The Pastures at Saddleback

The Pastures Declaration and the Water Declaration are collectively within the Plat will occur. No building permits may be applied for granted, stating that the plans comply with the applicable

of a 200.00 foot radius curve to the right, the northeasterly along the arc of a 150.00 foot N 40°37′42″ E, chord length 131.07′); thence of 198.29 feet (chord bearing N 52°35′30″ E, line of Lakeshore Drive as defined and record to the north line of Pastures at Saddleback F courses and distances: 1) North 89°35′15″ We 5) South 02°53′22″ East 579.43 feet and 6) twelve (12) courses and distances: 1) southwere South 26°37′37″ East, through a central angle

50 lots, 5 open

and 3 streets

west corner of Lot 1117, Pastures at Saddlebock PJUD. Plat 11 as recorded in the office of the Tooele County Recorder as Entry No. 531826, said point is along the section line 372.47 feet and West 9.15 feet from the Southwest Corner of Section 36, Township 1 South, Range 4 West, Salt Lake Base 176.00 feet; thence North 00°51'16' East 30.493 feet from the 1985 Tooele County Dependent Resurvey Witness Corner (Stampoed 1983), (basis of 14.71 feet; thence North 02°43'59' West 132.25 feet; thence North 30°26'45' East 159.06 feet; thence North 74°41'3' East 207.17 feet; thence North 30°26'45' East 159.00 feet; thence North 74°41'3' East 207.17 feet; thence northeastery along the arc of a 150.00 foot radius curve to the left, through a central angle of 10°35'56' a distance of 37.00 feet (chord bearing N 65'00'12' E. chord length 47.28'); thence North 55'56'09' East 421.09 feet; thence northeastery along the arc of a 150.00 foot radius reverse curve to the left, through a central angle of 10°35'56' a distance of 37.00 feet (chord bearing N 61'14'07' E. chord length 36.94'); thence northeastery along the arc of a 150.00 foot radius reverse curve to the right, through a central angle of 75'44'24' a distance of 37.00 feet; thence northeastery along the arc of a 150.00 foot radius reverse curve to the right, through a central angle of 75'44'24' a distance of 35'53' west 59.35' feet; thence south 89'32'18' East 52.70 feet; thence North 87'652' East 61.76 feet to the east right-of-way as defined and recorded in said office as ROS# 2011-002 and held by ROS# 2016-0088; thence South 87'34'5' East along said east line 41.35 feet stores at 30.00 foot radius and south and south 89'32'40' west 20.45' feet; along the arc of a 20.00 foot radius non-tangent curve to the left, the center of which bears through a central angle of 34'35'35' a distance of 130.00 foot radius curve to the left, through a central angle of 53'45' west 40'40'' west 30.00 feet (chord bearing substance of 10'25' a distance of 10'25' a distance of 10'25' a distan

ASSOCIATION. Each "Owner" (as that term is defined in the Pastures Declaration) of a Lot becomes a member (a "Member") of "Association" as defined in the Pastures Declaration). The Association may undertake to provide certain services for the benefit operation of common areas such as parks, trails, clubhouses, open spaces, etc. The Association will assess the Owners of the Lo t Saddleback P.U.D. Homeowners' its Owner(s), which may include for in the Pastures Declaration.

3. DEVELOPMENT AGREEMENT. The Subdivision, Lots, and Parcels created by this Plat are a portion of the lands covered by that cestate of Utah, and Saddleback Partners, L.C., a Utah limited liability company, (the "Developer") dated July 5, 1998, and recorded Augu Office (the "1998 Agreement"); as amended by that First Amendment to Development Agreement dated December 8, 1998 and recorder Recorder's Office (the "First Amendment"); as further amended by that certain Development Agreement Property Release dated August Page 60 in the Recorder's Office (the "Release"), as further amended by that certain Second Amendment to Development Agreement Agreement after an attended the 1998 Agreement, the First Amendment, the Second Amendment, and the Release and as may be amended from time to time in the development of the Tract and other lands in the vicinity, as described in the Recorder's Office on November 1, 2021, as Entrights necessary or desirable under the Development Agreement to the Grantor in order for the Grantor develop the Tract pursuant to Assignment. Each purchaser or Owner of Lots in this Subdivision takes title to the Lots with an acknowledgment that the Developer at the trights granted to therm in the Development Agreement and such purchasers or Owners hereby agree not to challenge, oppose, fewer cise of its rights to develop the Lands pursuant to the Development Agreement. De 1999, as Entry No. 135787 in Book 583, beginning at Page 254 in the Recorder's st 13, 1999, as Entry No. 135788 in Book 583, beginning at Page 390 in the 201 and recorded September 11, 2001, as Entry No. 168923 in Book 703, beginning at 201 and recorded September 26, 2018, as Entry No. 474730 (the 201 and 201

OPEN OPEN SPACE. As provided for in the Assignment, this Plat uses the residential density units attached to twenty—nine point four se, which banked open space was created by the Green Ravine Conservation Easement dated August 30, 2001, and recorded Octo hich also satisfies the requirement of Section 4(a) of the 1998 Agreement to set aside at least fifty percent (50%) of the Transient two nine three five (10.2935) acres] by: (A) setting aside five point five eight five three (5.5853) acres within the Plat contagreement, using four point six seven four two (4.6742) acres of said banked open space. three (29. 4, 2001, a (29.413) acres of 1, as Entry No. 17 1 space [50% of the Parcels A, B, C, s of open space "b o. 170013 in Book of twenty point fiv 3, C, D and E, and "banked" pu ok 707 begir

5. WATER SERVICE.
OMWC owned by the Copromotion of water co E. Indoor and outdoor water service to the Lots and certain Parcels is provided by Oquirrh Mountain Water Compan 9 Owner(s) of each Lot or Parcel. The Water Declaration further governs how such water rnay be used, including th 1 conservation. water company ("OMWC"), based upon the quantity of Class B certain water conservation measures to prevent wasting water

6. RURAL AREA. animals, and pets cach Owner takes the challenge, oppose, challenge, oppose, challenge, oppose, can be supposed. The Subdivision is located in the Lake Point area of the County which enjoys a semi—rural lifestyle, including the boften found in rural areas (collectively, "Livestock"), and their attendant noises, odors, and sights. The CC&Rs gove title to the Lots or Parcels with an acknowledgment that the Lake Point area surrounding the Subdivision is a rural complain about, or otherwise try to prohibit, outlaw, or restrict Livestock in the Lake Point area. feeding, riding, and training of horses and other stock may be permitted by the Owners within the mes Livestock and that such Owners hereby agra e Subdivision.

7. MINIMUM SETBACKS. As shown on this Plat, the minimum setbacks from property lines for any dwelling located upon the Lots 130 minimum eight feet (8'), (corner lots — twenty feet (20') minimum street side), and (C) Rear Yards: a minimum of twenty feet (20'). minimum of thirty feet (30'), (B) Side Yards: a minimum twelve feet (12'), (corner lots — twenty feet (20') minimum street side), and which street fronting side is the Front Yard, with the other being a Side Yard. Any accessory structures located upon any Lot shall the back from the side and rear property lines a minimum of ten feet (10'), except for the street side of corner lots, in which case the street side of corner lots. : (A) Front Yards: a min 9 — 1350, the minimum 9 — ra minimum of forty forty inimum of twenty feet setbacks from prope feet (40'). The Owne 0') behind (to the reard setback for such

ON—SITE DRAINAGE RETENTION. All Lots shall be required to retain all storm drainage (runoff) within such Lot, without dischargin

E COLLECTOR ROAD INFLUENCED AREA. The Developer intends, but is not obligated, to construct a future collector road ("Collector Road, including its potential risks and potential impacts on views, noise and other impacts as may be associate sposse, file a complaint, complain about, or otherwise try to prohibit the Developer's or its assigns exercise of its rights to t Owners: (A) on completed), are by this reference notified and (B) hereby agree not to

10. such WATER TABLE. The water table under the Lots has historically been close to the land surface ers do so at their own risk. 6+5 and therefore the

day of December

IN WITNESS WHEREOF, we have hereunto set our hands this

Ω COLORADO

By: Sext Lune Frint Name: Scott Title: Executive V.P. Thrus r

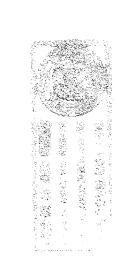
COUNTY OF OF UTAH SALT SS. SS.

The foregoing instrument was acknowledged before me ٥ **|** Colorado Corporation

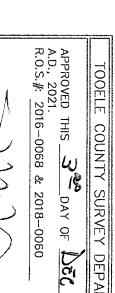
My Commission Expires: 07-28 .202:

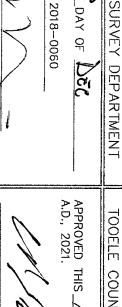
Notary Public SALT LAKE County
Residing at: SALT LAKE County

282 N. Wight Brothers Dr. Ste 120, Salt Lake City, Ut 84116 (801) 532—2520 www.bingharmnet.com



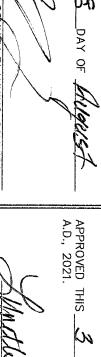




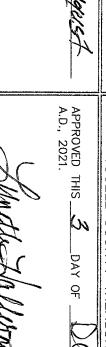


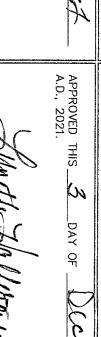
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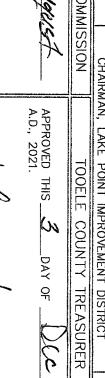


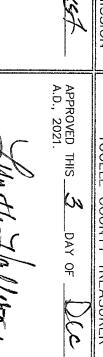


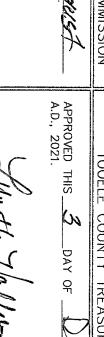


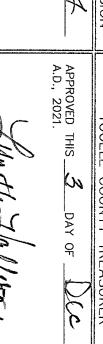


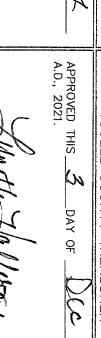


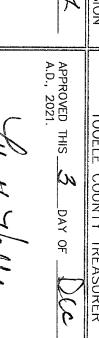


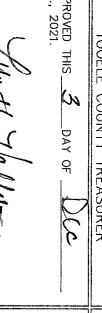


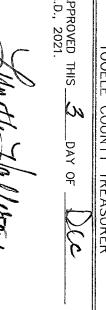


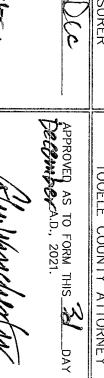


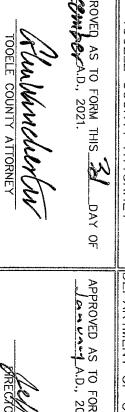




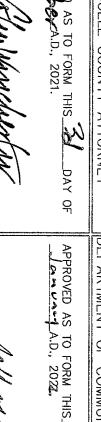


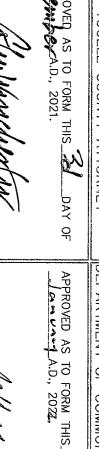


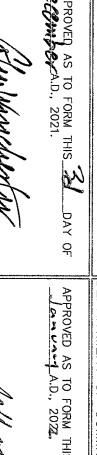


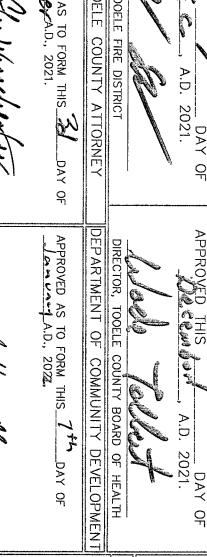


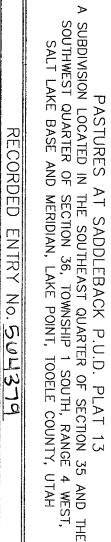












State of Utah, County of Tooele, Recorded and Filed at the request of: Date: 1/10/2022 Time: 2:34 pm Christophicy Robinson

272.00 ee \$ Reglisha Ulin Deputy Tooele County Recorder

BK 22 PG

MOUNTAIN VIEW ROAD PHEASANT LANE LAKESHORE DR.

Q

PUDE

INTERIOR LOT

<u>0TS</u>

30' FRONT

DAY OF 2021. VICINITY MAP

or Lot corners will be located a rebar with a plastic cap labeled all be marked with a rivet or reference extension of the side lot line

TBACK

80

PUE

t as a part of any this plat.

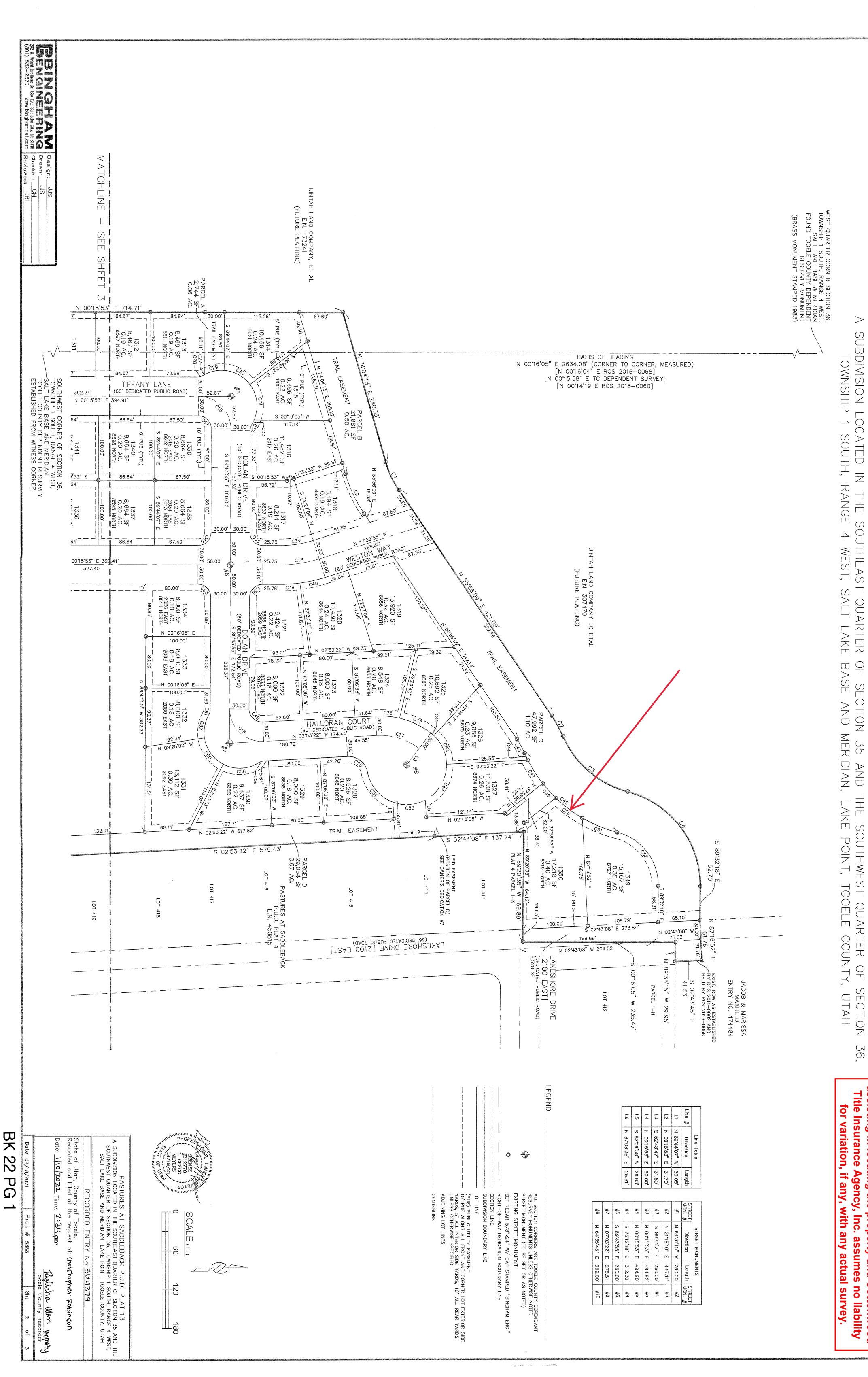
ne ground with a . Front Lot top back of

CORNER LOT

20 FRONT INTERIOR

LOTS

1301-



This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

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