

JOVID MARK SUBDIVISION

A SUBDIVISION PROJECT LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST SALT LAKE BASE AND MERIDIAN.

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.

NOTICE TO PURCHASERS

- 1) No Buildings shall be constructed on active fault lines, collapsible soils, landslide areas, alluvia fan, flood debris, flows, on steeper slopes than 30% grade, or other geological hazards, unless approved by Wasatch County. Building on slopes between 25-30% slope require an approved slope stability report.
- 2) No buildings shall be constructed on wetlands or other areas where ground water is periodically within 7 feet of the surface, unless a county-approved geotechnical report is furnished and followed for the building lot, on areas within rises to 100 feet of a live or intermittent water, on area within 100 feet radius from a well used for culinary water, on areas within a 100-year 24 hour storm incident drainage path, and on any other water related area where development will have an unreasonable effect on the water course or aquifer.
- 3) No building shall be constructed on any utility easement of record.
- 4) All buildings within this development are subject to any restrictions per the Declaration of Covenants, Conditions and Restriction as enforced by the Home Owners Association.
- 5) All buildings within this development are subject to any restrictions per the Architectural/Technical Control Committee as enforced by the Home Owners Association.
- 6) All buildings within this development are subject to any restrictions per the Wasatch County Fire District and Wasatch County.
- 7) All buildings within this development are subject to any regulations per Developer Maintenance Agreement as enforced by the Developer.
- 8) All utilities within this development are subject to any regulations per Developer J.S.S.D. Regulations and Guidelines.
- 9) All buildings within this development are subject to any regulations per Home Owners Associations Articles of Incorporation as enforced by the Home Owners Association.
- 10) All buildings within this development are subject to any regulations per Home Owners Associations By Laws as enforced by the Home Owners Association.
- 11) Subject to any regulations per County Commission and Planning Commission Council approvals.
- 12) Subject to any roof and driveway drainage detention regulations per the approved set of roadway construction drawings.
- 13) Individual lot owners will be responsible for the maintenance of storm water flows in any drainage devices and channels which has been crossed or modified.
- 14) The following parties shall be responsible for the control and eradication of noxious weeds on all areas of the property (including graded and disturbed areas)
 - a) the developer until such time the individual lots are sold.
 - b) individual lot owners after each lot is purchased.
- 15) Surface drainage ditches shown on the project improvement plans, and existing surface drainage ditches shall be maintained in open conditions at all times for flood control purposes.
- 16) Subject to Wasatch County School Board Bus scheduling and routing.
- 17) Lot owners subject to Wasatch County Water Quality Standards, including treating runoff from the 2 year 24 hour storm event. See guideline requirements for Wasatch County Erosion Control.
- 18) All road drainage facilities, including storm water ponds, channels, etc to be maintained by the HOA in accordance with the Utah Water Quality Control Division.
- 19) All driveway and lot drainage facilities, ponds, channels, etc to be maintained by the lot owner in accordance with the Utah Water Quality Control Division.
- 20) No outside water irrigation on 30% slopes and steeper.
- 21) All outside irrigation systems shall be per Jordanelle Special Service District Regulations and standards.
- 22) REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS & REAR LOT CORNERS (LS #9679988) ALL FRONT LOT CORNERS WILL BE SET WITH LEAD PLUGS IN THE CURB AS AN EXTENSION OF THE LOT LINE.
- 23) ALL PUBLIC UTILITY EASEMENTS ARE 10 FEET IN THE FRONT AND BACK AND 10 FEET ON THE SIDES UNLESS OTHERWISE NOTED.
- 24) BUILDING SETBACKS as per the approved site plan.
- 25) "Utilities shall have the right to install, maintain and operate their equipment above and below ground and all the other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE."
- 26) Because of the variations of the volcanic soils, each site will need to be individually evaluated prior to site plan approval, for example, every basement or foundation excavation will need to be inspected by a geotechnical engineer to evaluate the soil condition and make recommendations. Some areas are likely to require removal of some of the objectionable clays, and replacement of quality structural fill. As per the soils report dated: OCT 22, 2014.
- 27) EACH OWNER BY ACCEPTANCE OF A DEED OR OTHER DOCUMENT OF CONVEYANCE ACKNOWLEDGES AND AGREES THAT THE UNITS WITHIN THE NEIGHBORHOOD AND/OR COMMUNITY MAY BE RENTED ON A NIGHTLY, WEEKLY, MONTHLY OR OTHER PERIODIC BASIS, AND THAT VACATION AND OTHER SHORT TERM RENTALS ARE PERMITTED BY THIS DECLARATION.
- 28) NO BUILDINGS ARE ALLOWED ON ANY OPEN SPACE PARCEL(S) AND/OR COMMON AREAS.
- 29) An approved report from the GEOTECHNICAL engineer shall be provided to the building inspector at time of footing inspection.
- 30) All building corners to be surveyed and marked prior to footing inspection.
- 31) See recorded CC&R's regulating "Nightly Rentals"
- 32) All open space areas and trails are dedicated for public use.
- 33) JSSD reserves a blanket easement on Parcel "A" for access and maintenance of sewer and water infrastructure. This easement will become void, and a new more precise easement will be reissued with recordation of a any future new overlaying plat.
- 34) Permits for parcels 1,2,3,4 must be applied for at the same time. Occupancy for the ice arena cannot be granted separate than occupancy for the first phase of the hotel as per Development Agreement.
- 35) All building corners are to be surveyed with hubs prior to footings and inspections.
- 36) Plat is for building permit only. The purpose of this plat is to establish building envelopes. Prior to any sales or occupancy, an amended "as built" plat will need to be recorded to establish rooms, walls, common areas, etc.
- 37) Building envelopes are approximately 5 feet +/- larger than exterior building walls.
- 38) Buildings, Parcels, and approvals subject to Development Agreement: Entry _____ Book _____ Page _____
- 39) Snow removal and removal within the property boundary is the responsibility of the the property owner. Wasatch County will not remove or plow snow within the platted boundary.
- 40) All property within building envelopes, but outside of as-built hotel walls will revert to open space with future recorded plat.
- 41) Subject to CMT geotechnical reports dated 8-16-16, 8-15-16, 8-11-16, 8-10-16, 8-5-16, 10-22-14, and AGEC report dated 3-11-15.
- 42) NO BUILDING PERMITS WILL BE ISSUED UNTIL DEVELOPMENT AGREEMENT IS RECORDED AND ALL BONDS ARE ISSUED.
- 43) Parcel "A" is for the purpose of infrastructure, roads, parking, landscaping, utilities, trails, sidewalks, ancillary amenities, appurtenances and open space as allowed on the approved site plan and for the attached Jovid Mark Subdivision only. Parcel "A" may NOT be further subdivided, or used for additional units, residential or commercial.

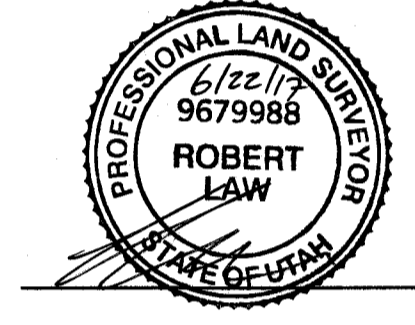
SHEET INDEX	
SHEET	DESCRIPTION
1	TITLE PAGE AND SIGNATURE BLOCKS
2	OVERALL BOUNDARY and DIMENSIONS

NARRATIVE: THE PURPOSE OF THIS PLAT IS TO COMBINE PARCELS "B", "C", AND "D" OF IROQUOIS PHASE 2 WITH PARCEL 1 OF "DEER CANYON PRESERVE PHASE 2 AMENDED SUBDIVISION". THIS AMENDMENT SUBDIVIDES THE PREVIOUS PLAT INTO RESIDENTIAL UNITS, COMMERCIAL UNITS, COMMON AREAS, AND OPEN SPACE. THIS PLAT AMENDS THE PREVIOUS PLAT, AS RECORDED ~~8-8-05~~ ENTRY# ~~286817~~ BOOK ~~775~~ PAGE ~~11-20~~ IN WASATCH COUNTY UTAH AND AS RECORDED ~~6-15-16~~ ENTRY# ~~425544~~ BOOK ~~1161~~ PAGE ~~806-825~~ IN WASATCH COUNTY UTAH

PARCEL B, C, AND D OF IROQUOIS PHASE 2 ORIGINAL SUBDIVISION AND PARCEL 1 OF DEER CANYON PHASE 2 WAS VACATED AND ADDED TO THIS PLAT AS JOVID MARK SUBDIVISION. THE NOTICES OF VACATION HAS BEEN RECORDED IN THE WASATCH COUNTY OFFICIAL RECORDS AS ENTRY # ~~441723~~ AND ENTRY # ~~441724~~

SURVEYOR'S CERTIFICATE
 I, Robert Law do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 9679988 as prescribed under the laws of the State of Utah. I further certify that a survey has been made of the land shown on this plat and described hereon and have subdivided said tract of land into lots and streets, hereafter to be know as:
JOVID MARK SUBDIVISION
 and that the same has been correctly surveyed and staked on the ground as shown on this plat.

JOVID MARK SUBDIVISION
 A parcel of land located in the Northwest 1/4 and the Southwest 1/4 of Section 6, Township 2 South, Range 5 East, Salt Lake Base and Meridian, more particularly described as follows:
 Beginning at a point being on the north right-of-way line of Utah State highway 248. Said point being N 00°44'47" W 129.60 feet along the section line and East 1,309.87 feet from the West Quarter Corner of section 6 Township 2 South, Range 5 East, Salt Lake Base and Meridian, and running thence along said right-of-way the following 3 calls, 1) thence N 32°49'54" W 420.67 feet; 2) thence N 40°57'51" W 372.21 feet; 3) thence N 30°14'22" W 42.08 feet to the Browns Canyon Road right-of way and a point on a non-tangent 261.00' radius curve to the left; thence along Browns Canyon Road right-of-way the following 3 calls, 1) thence along the arc of said curve 25.61 feet through a delta of 5°37'18" (chord bears N 45°00'04" E 25.60 feet) to a point of a non-tangent 257.08-foot radius curve to the left; 2) thence along the arc of said curve 47.26 feet through a delta of 10°31'59" (chord bears N 30°55'32" E 47.19 feet) to a point on a non-tangent 256.00' radius curve to the left; 3) thence along the arc of said curve 114.94 feet through a delta of 25°43'30" (chord bears N 18°54'40" E 113.98 feet); thence N 80°54'13" E 62.31 feet to the Peace Tree Trail right-of-way and a point on a non-tangent 175.00' radius curve to the left; thence along said right-of-way the following 6 calls, 1) thence along the arc of said curve 54.21 feet through delta of 17°44'57" (chord bears S 23°03'33" E 53.99 feet); 2) thence S 31°56'02" E 103.73 feet to a point on a 225.00' radius curve to the left; 3) thence along the arc of said curve 151.73 feet through a delta of 38°38'14" (chord bears S 51°15'09" E 148.87 feet); 4) thence S 70°34'16" E 168.30 feet; 5) thence S 70°34'16" E 118.25 feet to a point on a 300.00' radius curve to the left; 6) thence along the arc of said curve 46.21 feet through a delta of 8°49'29" (chord bears S 74°59'02" E 46.16 feet); thence South 103.14 feet; thence S 70°51'25" E 167.43 feet; thence S 38°11'47" E 215.97 feet; thence South 953.37 feet to the said highway 248 right-of-way line, thence along said right-of-way the following 3 calls, 1) thence N 29°27'41" W 439.56 feet to a point on a 11,692.72' radius curve to the left; 2) thence N along the arc of said curve 452.29 feet through a delta of 2°12'59" (chord bears N 30°34'10" W 452.26 feet); 3) thence N 00°7'41" E 0.04 feet back to the point of beginning. Contains 11.75 acres. More or less.



6/22/17
DATE:

OWNER'S DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT _____, THE _____ UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PRIVATE BUILDINGS, LIMITED COMMON AREAS, AND COMMON AREAS, TO BE KNOWN HEREAFTER AS

JOVID MARK SUBDIVISION
 DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF UTILITY AGENCIES ALL COMMON AREAS AND EASEMENTS SHOWN ON THIS PLAT AND CONTAINED WITHIN THE ABOVE DESCRIBED BOUNDARY. THE TERMS AND CONDITIONS OF SAID DEDICATION ARE SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED, OR TO BE RECORDED, IN THE OFFICIAL RECORDS OF WASATCH COUNTY.

In witness whereof I have hereunto set my hand to this
23 day of June A.D., 2017
Richard Wolfer
 RICHARD WOLFER (JOVID MARK 25 LLC) MANAGER
 MY COMMISSION EXPIRES: Apr 27, 2021
 NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY

OWNER'S ACKNOWLEDGEMENT
 STATE OF UTAH)
 County of Utah) S.S.
 On this 23 day of June, A.D. 2017, personally appeared before me, the undersigned Notary Public, in and for the County of Utah in said State of Utah, the signer() of the above Owner's dedication, one in number, who duly acknowledged to me that he signed it freely and voluntarily and for the uses and purposes therein mentioned.
 My commission expires: Notary Public residing at _____
 MY COMMISSION EXPIRES: Apr 27, 2021
 NOTARY PUBLIC
 RESIDING IN SALT LAKE COUNTY

LLC ACKNOWLEDGEMENT
 STATE OF UTAH)
) ss.
 COUNTY OF SALT LAKE)
 On this 23 day of June, 2017, personally appeared before me Richard Wolfer who being by me duly sworn did say that he or she is the Manager of Jovid Mark 25 LLC, a Single Member limited liability company, and that the foregoing instrument was duly authorized by the Members/Managers of said limited liability company.
Apr 27, 2021
 My commission expires: _____ Notary Public Residing at: Salt Lake City, UT

JOVID MARK SUBDIVISION
 A SUBDIVISION PROJECT LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST SALT LAKE BASE AND MERIDIAN.

PEPG CONSULTING L.L.C.
 9270 SOUTH 300 WEST • SANDY, UT 84070
 PHONE: (801) 562-2521 • FAX: (801) 562-2551

GATEWAY CONSULTING, inc.
 P.O. BOX 951005 SOUTH JORDAN, UT 84095
 PH: (801) 694-5848 FAX: (801) 432-7050
 paul@gatewayconsultingllc.com

WASATCH COUNTY RECORDER
 NO. 442839 BOOK 1201 PAGE 1247 DATE 09-19-2017 \$ 73.00
 STATE OF UTAH, COUNTY OF WASATCH, TIME: 8:19 AM, FEE RECORDED AND FILED AT THE REQUEST OF GATEWAY CONSULTING INC.
PEGGY FOY SULSER
 COUNTY RECORDER

The County of Wasatch approves this JOVID MARK SUBDIVISION subdivision, and hereby accepts the dedication of all streets, easements and other parcels of land intended for public purposes for the perpetual use of the public, subject to the developer completing all improvements according to Wasatch County Development Standards.
 APPROVED THIS 15 DAY OF SEPT, 2017
Michael
 WASATCH COUNTY EXECUTIVE
 ATTEST
WASATCH COUNTY HEALTH DEPT.
 APPROVED AS TO FORM THIS 20 DAY OF July, 2017
[Signature]
 DIRECTOR, COUNTY HEALTH DEPT.

WASATCH COUNTY PLANNING COMMISSION
 APPROVED AS TO FORM THIS 25 DAY OF July, 2017
[Signature]
 CHAIRMAN, PLANNING COMMISSION
WASATCH COUNTY SHERIFF DEPT.
 APPROVED THIS 25 DAY OF July, 2017
[Signature]
 WASATCH COUNTY SHERIFF
WASATCH COUNTY WEED BOARD
 APPROVED THIS 9 DAY OF July, 2017
[Signature]
 WEED DEPARTMENT SUPERVISOR

WASATCH COUNTY PLANNING OFFICE
 APPROVED AS TO FORM THIS 11 DAY OF Sept, 2017
[Signature]
 DIRECTOR, PLANNING & ZONING DEPT.
JORDANELLE SPECIAL SERVICE DISTRICT
 APPROVED THIS 18 DAY OF August, 2017
[Signature]
 JSSD AUTHORIZED REPRESENTATIVE

APPROVAL AS TO FORM
 APPROVED AS TO FORM THIS 12 DAY OF July, 2017
[Signature]
 WASATCH COUNTY ATTORNEY
WASATCH COUNTY SOLID WASTE
 APPROVED THIS 17 DAY OF July, 2017
[Signature]
 WASATCH COUNTY SOLID WASTE

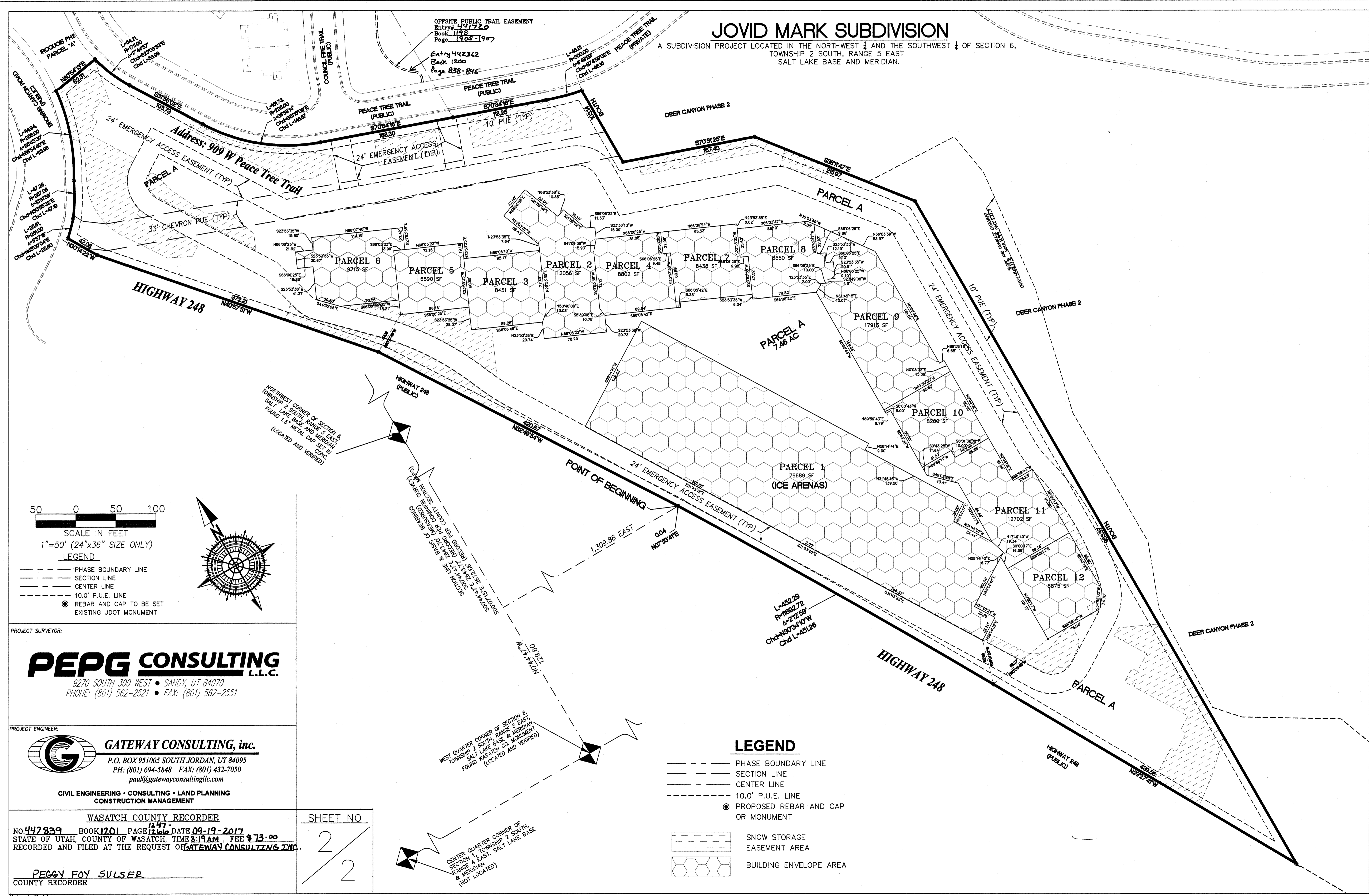
WASATCH COUNTY PUBLIC WORKS
 APPROVED THIS 14 DAY OF July, 2017
[Signature]
 DIRECTOR, PUBLIC WORKS DEPT.
WASATCH COUNTY ENGINEERING DEPT.
 APPROVED THIS 15 DAY OF Sept, 2017
[Signature]
 DIRECTOR, ENGINEERING DEPT.

COUNTY SURVEYOR
 APPROVED AS TO FORM ON THIS 6 DAY OF June, 2017
[Signature]
 COUNTY SURVEYOR
 DATE

SHEET NO
1
2

JOVID MARK SUBDIVISION

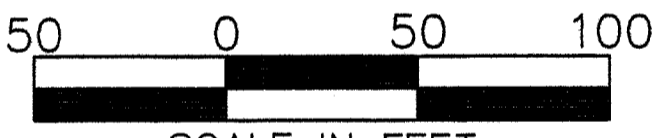
A SUBDIVISION PROJECT LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.



OFFSITE PUBLIC TRAIL EASEMENT
Entry# 441720
Book 1198
Page 1905-1907

Entry 442542
Book 1200
Page 838-845

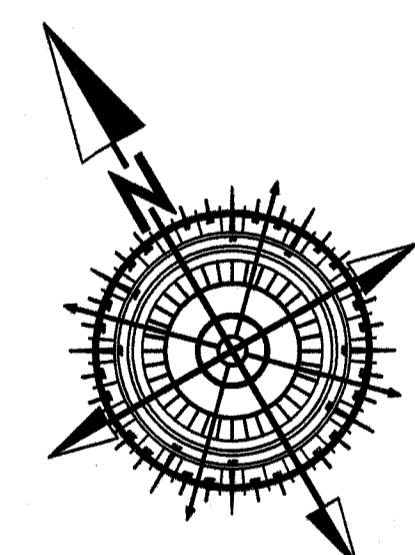
Address: 909 W Peace Tree Trail



SCALE IN FEET
1"=50' (24"x36" SIZE ONLY)

LEGEND

- PHASE BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- 10.0' P.U.E. LINE
- REBAR AND CAP TO BE SET
- EXISTING UDOT MONUMENT



PROJECT SURVEYOR:

PEPG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551

PROJECT ENGINEER:

GATEWAY CONSULTING, inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7050
paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

WASATCH COUNTY RECORDER
NO. 442839 BOOK 1201 PAGE 1244 DATE 09-19-2017
STATE OF UTAH, COUNTY OF WASATCH, TIME 8:19 AM, FEE \$ 13.00
RECORDED AND FILED AT THE REQUEST OF GATEWAY CONSULTING INC.

PEGGY FOY SULSER
COUNTY RECORDER

SHEET NO
2 / 2

LEGEND

- PHASE BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- 10.0' P.U.E. LINE
- PROPOSED REBAR AND CAP OR MONUMENT
- ▨ SNOW STORAGE EASEMENT AREA
- ▩ BUILDING ENVELOPE AREA

WEST QUARTER CORNER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN FOUND 1.5" METAL CAP SET IN CONCRETE (LOCATED AND VERIFIED)

CENTER QUARTER CORNER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN (NOT LOCATED)