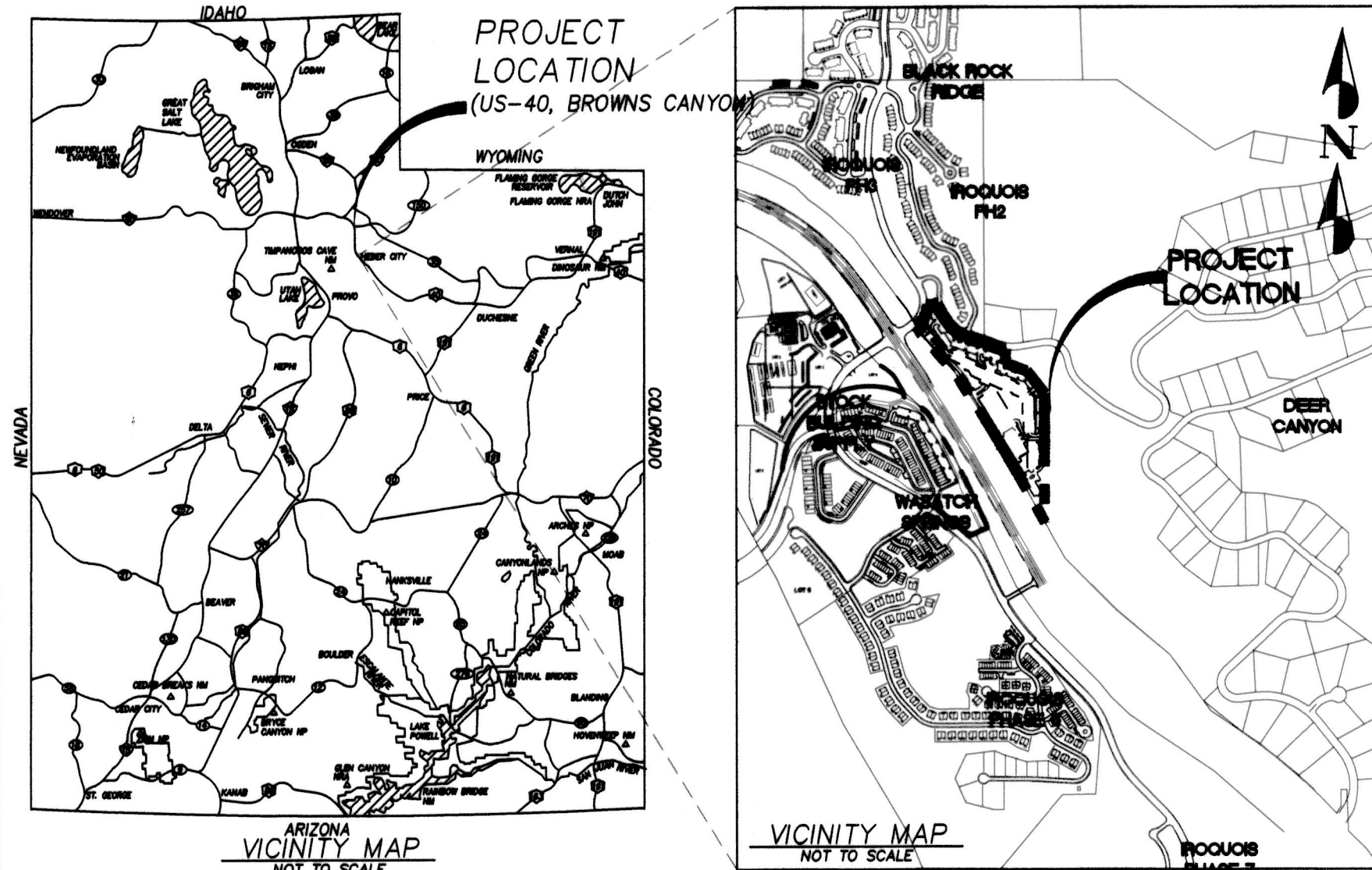


JOVID MARK SUBDIVISION AMENDING PARCEL A (9TH AMENDMENT)

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

- 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.
- 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.
- No building shall be constructed on any utility easement of record.
- 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.
- All buildings within this development are subject to any restrictions per the Architectural/Technical Control Committee as enforced by the Home Owners Association.
- All buildings within this development are subject to any restrictions per the Wasatch County Fire District and Wasatch County.
- All buildings within this development are subject to any regulations per Developer Maintenance Agreement as enforced by the Developer.
- All utilities within this development are subject to any regulations per Developer J.S.S.D. Regulations and Guidelines.
- All buildings within this development are subject to any regulations per Home Owners Associations Articles of Incorporation as enforced by the Home Owners Association.
- All buildings within this development are subject to any regulations per Home Owners Associations By Laws as enforced by the Home Owners Association.
- Subject to any regulations per County Commission and Planning Commission Counsel approvals.
- Subject to any roof and driveway drainage detention regulations per the approved set of roadway construction drawings.
- 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.
- 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)
 - the developer until such time the individual lots are sold.
 - individual lot owners after each lot is purchased.
- 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.
- Subject to Wasatch County School Board Bus scheduling and routing.
- 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.
- 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.
- 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.
- No outside water irrigation on 30% slopes and steeper.
- All outside irrigation systems shall be per Jordanelle Special Service District Regulations and standards.
- 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.
- ALL PUBLIC UTILITY EASEMENTS ARE 10 FEET IN THE FRONT AND BACK AND 10 FEET ON THE SIDES UNLESS OTHERWISE NOTED.
- BUILDING SETBACKS as per the approved site plan.
- "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."
- 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
- 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.
- NO BUILDINGS ARE ALLOWED ON ANY OPEN SPACE PARCEL(S) AND/OR COMMON AREAS.
- An approved report from the GEOTECHNICAL engineer shall be provided to the building inspector at time of footing inspection
- All building corners to be surveyed and marked prior to footing inspection.
- See recorded CC&R's regulating "Nightly Rentals"
- All open space areas and trails are dedicated for public use.
- 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.
- 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.
- All building corners are to be surveyed with hubs prior to footings and inspections.
- 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.
- Building envelopes are approximately 5 feet +/- larger then exterior building walls.
- ~~Buildings, Parcels, and approvals subject to Development Agreement Entry _____ Book _____ Page _____~~
- 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.
- All property within building envelopes, but outside of as-built hotel walls will revert to open space with future recorded plat.
- 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 AGECE report dated 3-11-15.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL DEVELOPMENT AGREEMENT IS RECORDED AND ALL BONDS ARE ISSUED.
- 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.~~
- PARCEL "B" IS FOR THE PURPOSE OF A POOL. PARCEL "B" MAY NOT BE FURTHER SUBDIVIDED, OR USED FOR ADDITIONAL UNITS, RESIDENTIAL OR COMMERCIAL.

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:

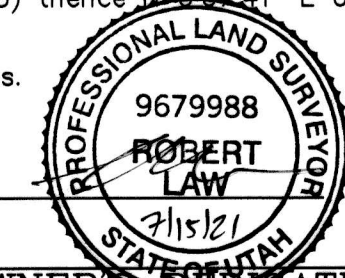
JOVID MARK SUBDIVISION
and that the same has been correctly surveyed and staked on the ground as shown on this plat.

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 129.80 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 53°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 103°1'59" (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 along the arc of said curve 452.29 feet through a delta of 21°25'59" (chord bears N 30°34'10" W 452.26 feet); 3) thence N 80°54'13" E 0.04 feet back to the point of beginning.

Contains 11.75 acres. More or less.



7/15/21
DATE:

OWNER'S ACKNOWLEDGEMENT

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 AMENDING PARCEL A (9TH AMENDMENT)

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 Richard Wolper have hereunto set his hand this 15th day of July, A.D., 2021

Richard Wolper (JOVID MARK LLC) MANAGER
MY COMMISSION EXPIRES: 6-10-2025
NOTARY PUBLIC
RESIDING IN SUMMIT COUNTY

JOVID MARK SUBDIVISION AMENDING PARCEL A (9TH AMENDMENT)

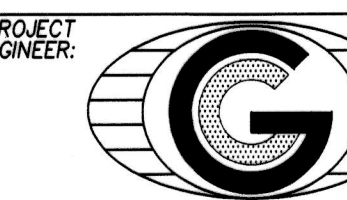
A SUBDIVISION PROJECT LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST SALT LAKE BASE AND MERIDIAN.

SURVEYOR OF RECORD

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

paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

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

NARRATIVE: THE PURPOSE OF THIS PLAT IS TO AMEND PARCEL "A". PARCEL "A" WILL BE SPLIT INTO PARCELS "A" AND "B". PARCEL "B" IS THE POOL AREA, THE REST OF THE AREA WILL REMAIN IN PARCEL "A" AS PREVIOUSLY RECORDED. THIS PLAT AMENDS THE PREVIOUS PLAT, AS RECORDED 09-19-2017 ENTRY# 442839 BOOK 1201 PAGE 1247-1266 IN WASATCH COUNTY UTAH

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH } s.s.
County of Utah }

On the 15th day of July, A.D. 2021, 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, Richard Wolper in number, who duly acknowledged to me that Richard Wolper signed it freely and voluntarily and for the uses and purposes therein mentioned.

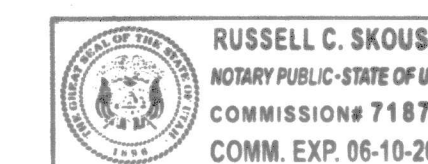
My commission expires: 6-10-2025
Notary Public Residing at Utah COUNTY

LLC ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF Utah) ss.

On this 15th day of July, 2021, personally appeared before me Richard Wolper who being by me duly sworn did say that he or she is the Manager of Jovid Mark, a Utah limited liability company, and that the foregoing instrument was duly authorized by the Members/Managers of said limited liability company.

6-10-2025
My commission expires: Notary Public Residing at: Utah County



APPROVED AS TO FORM THIS 27th DAY OF July, 2021

James C. Kawasman
COUNTY SURVEYOR

APPROVED THIS 2 DAY OF AUG, 2021

Emie T Miller
WASATCH COUNTY FIRE CHIEF

APPROVED THIS 2nd DAY OF Aug, 2021

David J. [Signature]
DIRECTOR, PUBLIC WORKS DEPT.

APPROVED THIS 2nd DAY OF August, 2021

David J. [Signature]
DIRECTOR, ENGINEERING DEPT.

APPROVED AS TO FORM THIS 27th DAY OF July, 2021

David J. [Signature]
WASATCH COUNTY ATTORNEY

APPROVED THIS 2 DAY OF August, 2021

David J. [Signature]
WASATCH COUNTY SOLID WASTE

APPROVED AS TO FORM THIS 10th DAY OF August, 2021

David J. [Signature]
DIRECTOR, PLANNING & ZONING DEPT.

APPROVED THIS 5th DAY OF August, 2021

David J. [Signature]
JSSD AUTHORIZED REPRESENTATIVE

APPROVED THIS 30th DAY OF July, 2021

David J. [Signature]
WASATCH COUNTY SHERIFF

APPROVED THIS 30 DAY OF July, 2021

David J. [Signature]
WEED DEPARTMENT SUPERVISOR

APPROVED THIS 12 DAY OF August, 2021

David J. [Signature]
WASATCH COUNTY EXECUTIVE

APPROVED AS TO FORM THIS 4 DAY OF Aug, 2021

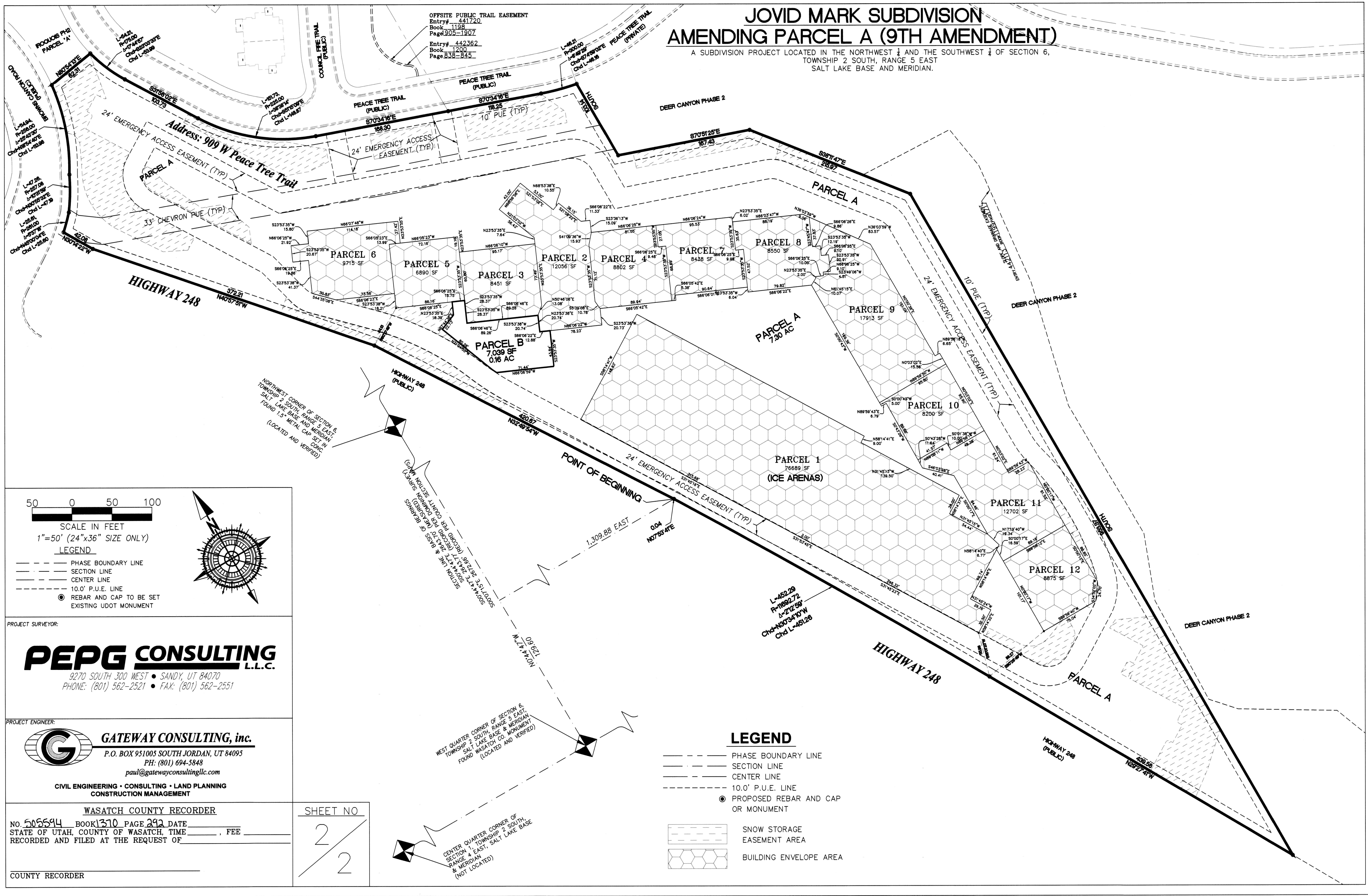
David J. [Signature]
DIRECTOR, COUNTY HEALTH DEPT.

SHEET NO.
1
2

WASATCH COUNTY RECORDER
NO. 505594 BOOK 1310 PAGE 291-311 DATE 08-13-2021 #104.00
STATE OF UTAH, COUNTY OF WASATCH, TIME 1:54 PM FEE
RECORDED AND FILED AT THE REQUEST OF JOVID MARK LLC
MARCY M MURRAY
COUNTY RECORDER

JOVID MARK SUBDIVISION AMENDING PARCEL A (9TH AMENDMENT)

A SUBDIVISION PROJECT LOCATED IN THE NORTHWEST ¼ AND THE SOUTHWEST ¼ OF SECTION 6,
TOWNSHIP 2 SOUTH, RANGE 5 EAST
SALT LAKE BASE AND MERIDIAN.



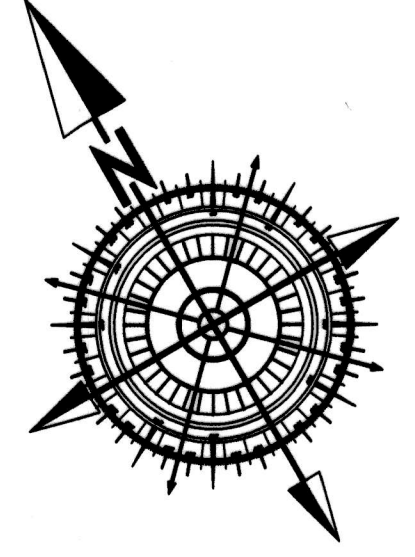
OFFSITE PUBLIC TRAIL EASEMENT
Entry# 441720
Book 1198
Page 905-1907
Entry# 442362
Book 1200
Page 838-845



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
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

WASATCH COUNTY RECORDER
No. 208594 BOOK 1310 PAGE 292 DATE _____
STATE OF UTAH, COUNTY OF WASATCH, TIME _____, FEE _____
RECORDED AND FILED AT THE REQUEST OF _____

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

NORTHWEST CORNER OF SECTION 6,
TOWNSHIP 2 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
FOUND 1.5" METAL CAP SET IN
CONC. (LOCATED AND VERIFIED)

POINT OF BEGINNING

1,309.88 EAST

0.04
N075547E

WEST QUARTER CORNER OF SECTION 6,
TOWNSHIP 2 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
FOUND WASATCH CO. MONUMENT
(LOCATED AND VERIFIED)

CENTER QUARTER CORNER OF
SECTION 11 TOWNSHIP 2 SOUTH,
RANGE 5 EAST, SALT LAKE BASE
(NOT LOCATED)