

BOUNDARY DESCRIPTION:

A PARCEL OF LAND LYING AND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 11 AND THE WEST HALF AND SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT D40 OF FINAL PLAT WASATCH PEAKS RANCH 3A, AS RECORDED ON MAY 1, 2025 IN BOOK 396 PAGE 1278 AS ENTRY NO. 163354 IN THE OFFICE OF THE MORGAN COUNTY RECORDER, SAID

WASATCH PEAKS RANCH PLAT 3A

LOCATED IN THE SW 1/4 SEC 11 AND THE W 1/2 & SE 1/4 SEC 14,

TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M

MORGAN COUNTY, UTAH

SEPTEMBER 25, 2023

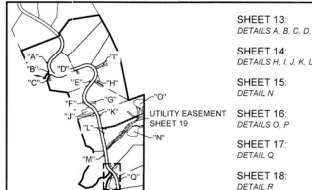
SURVEY NARRATIVE:

- 1 THIS SURVEY WAS PERFORMED AND PLAT PREPARED AT THE REQUEST OF WASATCH PEAKS RANCH, LLC.
2 THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO LOTS, PARCELS, PRIVATE ROADS, PRIVATE LINES, AND VARIOUS EASEMENTS AND RIGHTS OF WAY.
3 BASIS OF BEARINGS IS N00°27'24"E BETWEEN THE SOUTHEAST CORNER AND THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.
4 A 2-FOOT 5/8" REBAR WITH A "PSOMAS" CAP HAS BEEN SET AT PROPERTY CORNERS.
5 A RECORD OF SURVEY HAS BEEN RECORDED WITH THE MORGAN COUNTY RECORDER AS SURVEY NO. 1067

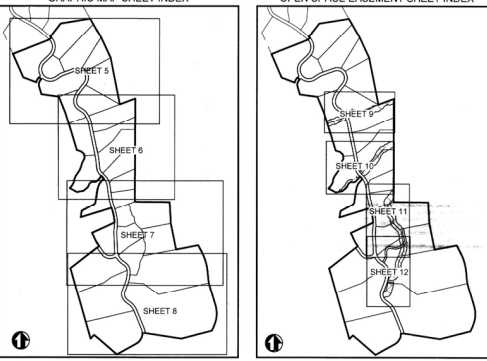
SHEET INDEX:

- SHEET 1 LEGAL DESCRIPTION SIGNATURE BLOCKS, VICINITY MAP
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SHEETS 9-12 UTILITY EASEMENT DETAIL CROSS LOTS D49, D50 & D51
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SHEET 20 CURVE TABLE, AREA CALCULATIONS

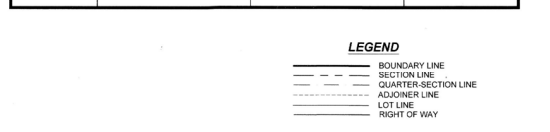
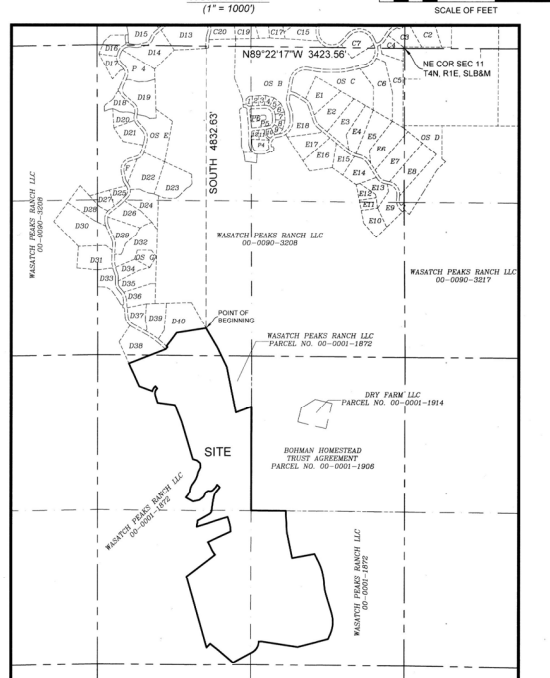
DRAINAGE EASEMENT SHEET INDEX



CONTAINS 7,930.714 SQUARE FEET OR 182.064 ACRES
GRAPHIC MAP SHEET INDEX
OPEN SPACE EASEMENT SHEET INDEX



WASATCH PEAKS RANCH PLAT 3A VICINITY MAP



ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF SALT LAKE }
THE FOREGONE WAS ACKNOWLEDGED BEFORE ME THIS 17th day of November 2023 by ED SCHULTZ, in his capacity as AUTHORIZED OFFICER FOR WASATCH PEAKS RANCH MANAGEMENT, LLC, MANAGER OF WASATCH PEAKS RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

SURVEYOR'S CERTIFICATE
I, SHAWN R. VERNON, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND TITLE 16, CHAPTER 10, 16-10-2002 TO 16-10-2004, HEREBY CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND DESCRIBED HEREWITH, IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE HEREBY SUBMITTED SAID TRACT TO KNOW HEREAFTER AS:

WASATCH PEAKS RANCH PLAT 3A
AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON
SIGNED THIS 16th day of October 20 23



OWNER'S DEDICATION, GRANT OF EASEMENTS, AND CONSENT TO RECORD
OWNER'S DEDICATION, RESERVATION OF EASEMENTS, AND CONSENT TO RECORD

WASATCH PEAKS RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY ("WPR") IS OWNER OF CERTAIN LAND DESCRIBED HEREON (PROPERTY) AND IS DECLARANT, AS DEFINED IN AND PURSUANT TO THAT CERTAIN MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS FOR WASATCH PEAKS RANCH DATED APRIL 6, 2022 AND RECORDED MAY 3, 2022 IN THE OFFICIAL RECORDS OF THE MORGAN COUNTY RECORDER'S OFFICE, MORGAN COUNTY, UTAH (OFFICIAL RECORDS) AS ENTRY NO. 10838, SUPPLEMENTED BY THE FIRST SUPPLEMENTAL DECLARATION FOR WASATCH PEAKS RANCH DATED AND RECORDED ON MAY 1, 2023 IN THE OFFICIAL RECORDS OF THE MORGAN COUNTY RECORDER'S OFFICE, MORGAN COUNTY, UTAH (OFFICIAL RECORDS) AS ENTRY NO. 10839, SUPPLEMENTED BY THE SECOND SUPPLEMENTAL DECLARATION AND FIRST AMENDMENT TO MASTER DECLARATION FOR WASATCH PEAKS RANCH DATED AND RECORDED ON MAY 1, 2023 IN THE OFFICIAL RECORDS OF THE MORGAN COUNTY RECORDER'S OFFICE, MORGAN COUNTY, UTAH (OFFICIAL RECORDS) AS ENTRY NO. 10840, AND THE MASTER DECLARATION FOR WASATCH PEAKS RANCH DATED AND RECORDED IN THE OFFICIAL RECORDS CONCURRENTLY HERETHO OR IMMEDIATELY HERETHO (COLLECTIVELY, "DECLARATION"), AS THE SAME MAY BE AMENDED FROM TIME TO TIME BY WPR OR BY ANY OTHER AUTHORIZED PARTY TO THE DECLARATION, AND ANY SUCH AMENDMENTS TO THE DECLARATION ARE AS OF THE DATE OF THAT PLAT UNDER DEVELOPMENT ON THE PROPERTY. IN FURTHERANCE OF SUCH DEVELOPMENT WPR HEREBY AGREES TO SUBMIT THIS PLAT TO BE SUBDIVIDED INTO HOMESITE PARCELS, PRIVATE ROADS, PRIVATE LINES, AND VARIOUS EASEMENTS AND RIGHTS OF WAY TO BE KNOWN HEREAFTER AS "WASATCH PEAKS RANCH PLAT 3A" (PLAT).

ALL RIGHTS DESIGNATED HEREON (PRIVATE ROADS) SHALL BE AS PRIVATE THROUGHWAYS FOR THE BENEFIT AND USE OF WPR OR ANY OTHER AUTHORIZED PARTY TO THE DECLARATION, AND SHALL NOT BE CONSIDERED AS PUBLIC ROADS OR HIGHWAYS. WASATCH PEAKS RANCH, LLC, A UTAH LIMITED LIABILITY COMPANY ("WPR"), WPR ROAD AND FIRE DISTRICT ("RAFD"), WPR UTILITY DISTRICT ("UTILITY DISTRICT"), WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT (COLLECTIVELY WITH RAFD DISTRICT AND UTILITY DISTRICT, "DISTRICTS"), AND OWNERS OF HOMESITES (HOMESITE OWNERS) AND THEIR INVEES ONLY.

NOTWITHSTANDING THE PRIVATE NATURE OF THE PRIVATE ROADS, BY THE RECORDING OF THIS PLAT, WPR HEREBY GRANTS AND DELEGATES TO EMERGENCY SERVICE PROVIDERS NON-EXCLUSIVE RIGHTS TO ENTER AND ACROSS PRIVATE ROADS DESIGNATED HEREON FOR THE PURPOSES OF PROVIDING ACCESS FOR ALL EMERGENCY SERVICES TO THE PROPERTY.

WPR HEREBY RESERVES FOR THE BENEFIT OF THE UTILITY ASSOCIATION CLUB, THE DISTRICTS, AND OTHER UTILITY PROVIDERS, WITH WHICH WPR MAY CONTRACT FROM TIME TO TIME, PERPETUAL RIGHTS AND EASEMENTS OVER UPON AND UNDER THE LANDS DESIGNATED HEREON AS OPEN SPACE, FACSIMILES, UTILITY FACILITIES, SHOWER FACILITIES, EASEMENTS FOR NATURAL GAS, PROPANE, OR BOTH INDIVIDUALLY OR COLLECTIVELY HEREIN, WITHOUT LIMITATION, (GAS), DRAINAGE EASEMENTS, CULVERT, SLOPE EASEMENTS, TRAIL AND TRAILHEAD EASEMENTS, (S) EASEMENTS, ACCESS EASEMENTS, ROAD EASEMENTS, SIGN EASEMENTS, AND ALL OTHER EASEMENTS DESIGNATED HEREON FOR THE PURPOSES DETAILED IN THIS PLAT, THE DECLARATION, AND OTHER DOCUMENTS OF RECORD.

WPR FURTHER RESERVES FOR THE BENEFIT OF THE AFORESAID PARTIES SIGN SWM STORAGE EASEMENTS, SWM FACILITY EASEMENTS, DRAINAGE EASEMENTS, ACCESS EASEMENTS, INGRESS AND EGRESS EASEMENTS, AND RECREATIONAL EASEMENTS, ALL OF WHICH ARE BLANKET EASEMENTS OVER THE ENTIRE PROPERTY, EXCEPTING ALL BUILDING UTILITY ENVELOPES, AS THE SAME ARE DEPICTED HEREIN ("EASEMENTS"), FOR THE PURPOSES DETAILED IN THIS PLAT AND THE DECLARATION.

WPR FURTHER RESERVES, FOR THE BENEFIT OF THE DISTRICTS, BLANKET EASEMENTS OVER, UPON, AND UNDER THE BASES FOR INGRESS, EGRESS, AND USE AS MAY BE REASONABLY REQUIRED TO ADDRESS EMERGENCY SITUATIONS, AND TO FULFILL THE DISTRICTS' DUTIES AND OBLIGATIONS PURSUANT TO UTAH LAW, THAT CERTAIN DEVELOPMENT AGREEMENT DATED OCTOBER 30, 2019, BETWEEN MORGAN COUNTY, UTAH ("COUNTY") AND WPR, RECORDED IN THE OFFICIAL RECORDS ON NOVEMBER 1, 2019 AS ENTRY NO. 14805, AS AMENDED BY THE FIRST AMENDMENT TO DEVELOPMENT AGREEMENT FOR WASATCH PEAKS RANCH RESORT SPECIAL DISTRICT, DATED NOVEMBER 6, 2021, AND RECORDED IN THE OFFICIAL RECORDS AS ENTRY NO. 15681 (COLLECTIVELY, "DEVELOPMENT AGREEMENT") AS THE SAME MAY BE AMENDED FROM TIME TO TIME, THE DECLARATION, AND ANY AND ALL OTHER AGREEMENTS AND CREATING SUCH DUTIES AND OBLIGATIONS TO THE DISTRICTS, FOR THE BENEFIT OF WPR, ASSOCIATION CLUB, AND HOMESITE OWNERS.

WPR FURTHER RESERVES THE RIGHT TO MODIFY AND AMEND SUCH EASEMENTS AS PERMITTED PURSUANT TO THE DEVELOPMENT AGREEMENT, DECLARATION, AND ALL APPLICABLE LAWS.

WPR FURTHER RESERVES ALL RIGHTS AND INTERESTS WHATSOEVER AS ARE RESERVED TO WPR PURSUANT TO THE DEVELOPMENT AGREEMENT AND DECLARATION.

IN RECORDING THIS PLAT, AND PURSUANT TO UTAH CODE SECTION 17-23-17, WPR HEREBY DEDICATES AND CONVEYS THE AREAS DESIGNATED HEREON AS ROADS AND AS OPEN SPACE TO THE ASSOCIATION/ASSOCIATION PROPERTY FOR THE BENEFIT OF THE PROPERTY AND ITS DEVELOPMENT, AGREEMENT, DECLARATION, AND OTHER DOCUMENTS OF RECORD. ASSOCIATION PROPERTY IS NOT INTENDED, NOR IS IT DEDICATED, FOR USE BY THE GENERAL PUBLIC, BUT, INSTEAD, IS RESERVED FOR THE EXCLUSIVE USE OF WPR, THE ASSOCIATION, AND THE HOMESITE OWNERS. NOTHING IN THIS PLAT SHALL BE CONSTRUED AS A GRANT OR DEDICATION OF ANY ASSOCIATION PROPERTY TO ANY PARTY OTHER THAN WPR, AND NOTHING IN THIS PLAT SHALL BE CONSTRUED AS A GRANT, DEDICATION, OR AUTHORIZATION FOR THE ASSOCIATION TO USE SUCH ASSOCIATION PROPERTY IN ANY MANNER OTHER THAN THE MANNER SPECIFICALLY PROVIDED IN THE DECLARATION.

NOTHING IN THIS PLAT SHALL BE CONSTRUED AS A GRANT OR DEDICATION OF ANY PORTION OF THE PROPERTY, INCLUDING THE PRIVATE ROADS DEPICTED ON THIS PLAT, AS A PUBLIC AREA OR PUBLIC ROAD OR AS A DEDICATION OF ANY PORTION OF THE PROPERTY FOR THE USE AND BENEFIT OF THE PUBLIC. THE PROPERTY IS BEING DEVELOPED STRICTLY AS A PRIVATE PLANNED RECREATIONAL COMMUNITY, TO WHICH THE GENERAL PUBLIC SHALL HAVE NO RIGHTS, ACCESS, INTERESTS, OR OBJECTIONS.

EXECUTED THIS 17th day of November 2023.

WASATCH PEAKS RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY WASATCH PEAKS RANCH MANAGEMENT, LLC, ITS MANAGER

SIGNED AND DELIVERED BY ED SCHULTZ, MANAGER OF WASATCH PEAKS RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON THIS 17th day of November 2023. NAME ED SCHULTZ, ITS AUTHORIZED OFFICER

* - WASATCH PEAKS RANCH HOMEOWNERS ASSOCIATION, INC.

WASATCH PEAKS RANCH PLAT 3A
LOCATED IN THE SW 1/4 SEC 11 AND THE W 1/2 & SE 1/4 SEC 14, TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M MORGAN COUNTY, UTAH.

RECORDED IN 104599
STATE OF UTAH COUNTY OF MORGAN RECORDED AND FILED AT THE REQUEST OF Wasatch Peaks Ranch LLC

DATE NOV 8 TIME 9:13 am BOOK 404 PAGE 611-921
S 1108.00 J Pace MORGAN COUNTY RECORDER (DEPUTY)

WASATCH PEAKS RANCH HOMEOWNERS ASSOCIATION
BY SIGNING THIS PLAT, THE ASSOCIATION ACCEPTS THE DEDICATION AND CONVEYANCE TO THE ASSOCIATION OF THE ASSOCIATION PROPERTY FOR THE PURPOSES SET FORTH IN THE DECLARATION, AS SUCH CONVEYANCE IS MORE PARTICULARLY DESCRIBED IN THE "OWNER'S DEDICATION" HEREON.

WPR UTILITY DISTRICT
THE WPR UTILITY DISTRICT IS SIGNING THIS PLAT TO APPROVE THE PLAT GENERALLY AND TO CONSENT TO RECORING OF THE SAME. THE DISTRICTS COMMITTEE TO DRIVE ALL UNITS DEPICTED HEREON IN ACCORDANCE WITH STATE LAW AND THE DISTRICTS GOVERNING DOCUMENTS. THE DISTRICTS COMMITTEE TO DRIVE ALL UNITS DEPICTED HEREON SHALL NOT BE CONSIDERED AS ACCEPTANCE OR ACCEPTANCE OF ANY PORTION OF THE PROPERTY AS A PUBLIC AREA OR PUBLIC ROAD, DESPITE THE GOVERNMENTAL NATURE OF THE PROPERTY. THE PROPERTY IS BEING DEVELOPED STRICTLY AS A PRIVATE PLANNED RECREATIONAL COMMUNITY PROJECT AND THE DISTRICTS ACKNOWLEDGES THAT NO PORTION OF THE PROPERTY IS BEING OR WILL BE DEVELOPED OR DEDICATED FOR THE USE AND BENEFIT OF THE PUBLIC. THE DISTRICTS OBLIGATION RUNS TO THE PROPERTY ONLY AND NOT TO ANY OTHER PRIVATE OR PUBLIC LANDS, UNDER NO CIRCUMSTANCES SHALL THE DISTRICTS APPROVE AND CONSENT HEREON BE CONSTRUED TO CREATE ANY PUBLIC INTEREST WHATSOEVER IN THE PROPERTY.

WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT
THE WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT IS SIGNING THIS PLAT TO APPROVE THE PLAT GENERALLY AND TO CONSENT TO RECORING OF THE SAME. THE DISTRICTS COMMITTEE TO DRIVE ALL UNITS DEPICTED HEREON IN ACCORDANCE WITH STATE LAW AND THE DISTRICTS GOVERNING DOCUMENTS. THE DISTRICTS COMMITTEE TO DRIVE ALL UNITS DEPICTED HEREON SHALL NOT BE CONSIDERED AS ACCEPTANCE OR ACCEPTANCE OF ANY PORTION OF THE PROPERTY AS A PUBLIC AREA OR PUBLIC ROAD, DESPITE THE GOVERNMENTAL NATURE OF THE PROPERTY. THE PROPERTY IS BEING DEVELOPED STRICTLY AS A PRIVATE PLANNED RECREATIONAL COMMUNITY PROJECT AND THE DISTRICTS ACKNOWLEDGES THAT NO PORTION OF THE PROPERTY IS BEING OR WILL BE DEVELOPED OR DEDICATED FOR THE USE AND BENEFIT OF THE PUBLIC. THE DISTRICTS OBLIGATION RUNS TO THE PROPERTY ONLY AND NOT TO ANY OTHER PRIVATE OR PUBLIC LANDS, UNDER NO CIRCUMSTANCES SHALL THE DISTRICTS APPROVE AND CONSENT HEREON BE CONSTRUED TO CREATE ANY PUBLIC INTEREST WHATSOEVER IN THE PROPERTY.

WPR ROAD & FIRE DISTRICT
THE WPR ROAD & FIRE DISTRICT IS SIGNING THIS PLAT TO APPROVE THE PLAT GENERALLY AND TO CONSENT TO RECORING OF THE SAME. THE DISTRICTS COMMITTEE TO DRIVE ALL UNITS DEPICTED HEREON IN ACCORDANCE WITH STATE LAW AND THE DISTRICTS GOVERNING DOCUMENTS. THE DISTRICTS COMMITTEE TO DRIVE ALL UNITS DEPICTED HEREON SHALL NOT BE CONSIDERED AS ACCEPTANCE OR ACCEPTANCE OF ANY PORTION OF THE PROPERTY AS A PUBLIC AREA OR PUBLIC ROAD, DESPITE THE GOVERNMENTAL NATURE OF THE PROPERTY. THE PROPERTY IS BEING DEVELOPED STRICTLY AS A PRIVATE PLANNED RECREATIONAL COMMUNITY PROJECT AND THE DISTRICTS ACKNOWLEDGES THAT NO PORTION OF THE PROPERTY IS BEING OR WILL BE DEVELOPED OR DEDICATED FOR THE USE AND BENEFIT OF THE PUBLIC. THE DISTRICTS OBLIGATION RUNS TO THE PROPERTY ONLY AND NOT TO ANY OTHER PRIVATE OR PUBLIC LANDS, UNDER NO CIRCUMSTANCES SHALL THE DISTRICTS APPROVE AND CONSENT HEREON BE CONSTRUED TO CREATE ANY PUBLIC INTEREST WHATSOEVER IN THE PROPERTY.

PSOMAS
APPROVED AS TO FORM
SIGNED THIS 25th day of October 2023

MORGAN COUNTY ATTORNEY
APPROVED AS TO LEGALITY
SIGNED THIS 25th day of October 2023

MORGAN COUNTY PLANNING COMMISSION
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS RECOMMENDED BY THE MORGAN COUNTY PLANNING COMMISSION.
SIGNED THIS 25th day of October 2023

MORGAN COUNTY ENGINEER
APPROVED THIS 25th day of Oct 20 23

MORGAN COUNTY COMMISSION
THIS IS TO CERTIFY THAT THE MORGAN COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS IN OR RECORD IN THE MORGAN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE MORGAN COUNTY SURVEYOR DOES NOT BELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTES THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS 20th day of Oct 2023

MORGAN COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE MORGAN COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS IN OR RECORD IN THE MORGAN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE MORGAN COUNTY SURVEYOR DOES NOT BELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTES THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS 2 day of November 20 23

DATE 9-25-2023
DESIGNED: SRV
SCALE: 1"=1000'
PROJECT NO: SSP020100
CHECKED:
DRAWN:
MORGAN COUNTY ATTORNEY

CHAIRMAN, MORGAN COUNTY PLANNING COMMISSION

MORGAN COUNTY ENGINEER

MORGAN COUNTY COMMISSION

MORGAN COUNTY SURVEYOR

MORGAN COUNTY RECORDER (DEPUTY)

WASATCH PEAKS RANCH PLAT 3A

LOCATED IN THE SW 1/4 SEC 11 AND THE W 1/2 & SE 1/4 SEC 14,

TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M

MORGAN COUNTY, UTAH

SURVEYOR ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Salt Lake

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF October 2023 BY SHAWN R. VEINOS A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE 59, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 8744084.

NOTARY: Jason Ostrom
NAME: Jason Ostrom
RESIDING AT: Salt Lake City
MY COMMISSION EXPIRES: 02/28/2024
COMMISSION NUMBER: 697099
COMMISSIONED IN: State of Utah



MORGAN COUNTY SURVEYOR ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Utah

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF November 2023 BY Jerhian Condemni, IN HIS/HER/their CAPACITY AS MORGAN COUNTY SURVEYOR.

NOTARY: James H. Walker
NAME: James H. Walker
RESIDING AT: Morgan County Utah
MY COMMISSION EXPIRES: March 21, 2027
COMMISSION NUMBER: #730208
COMMISSIONED IN: Morgan, Utah State



MORGAN COUNTY COMMISSION ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Morgan

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF October 2023 BY Michael Walker, IN HIS/HER/their CAPACITY AS A REPRESENTATIVE OF MORGAN COUNTY COMMISSION.

NOTARY: Sarah A. Walker
NAME: Sarah A. Walker
RESIDING AT: Morgan Utah
MY COMMISSION EXPIRES: March 21, 2027
COMMISSION NUMBER: 130208
COMMISSIONED IN: State of Utah



MORGAN COUNTY ENGINEER ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Morgan

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF October 2023 BY Mark Miller, IN HIS/HER/their CAPACITY AS MORGAN COUNTY ENGINEER.

NOTARY: Sarah A. Walker
NAME: Sarah A. Walker
RESIDING AT: Morgan Utah
MY COMMISSION EXPIRES: March 21, 2027
COMMISSION NUMBER: 130208
COMMISSIONED IN: State of Utah



MORGAN COUNTY PLANNING COMMISSION ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Morgan

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 06 DAY OF November 2023 BY Debbie Sessions, IN HIS/HER/their CAPACITY AS A REPRESENTATIVE OF MORGAN COUNTY PLANNING COMMISSION.

NOTARY: Gay Ann Kilmer
NAME: Gay Ann Kilmer
RESIDING AT: Morgan, Utah
MY COMMISSION EXPIRES: Dec 13, 2026
COMMISSION NUMBER: 728006
COMMISSIONED IN: Utah

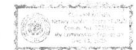


MORGAN COUNTY ATTORNEY ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF Morgan

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF October 2023 BY Garrett T Smith, MORGAN COUNTY ATTORNEY.

NOTARY: Gay Ann Kilmer
NAME: Gay Ann Kilmer
RESIDING AT: Morgan, Utah
MY COMMISSION EXPIRES: Dec 13, 2026
COMMISSION NUMBER: 728006
COMMISSIONED IN: State of Utah



WPR UTILITY DISTRICT ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF OCTOBER 2023 BY VANCE BOSTOCK, IN HIS/HER/their CAPACITY AS A REPRESENTATIVE OF WPR UTILITY DISTRICT.

NOTARY: Jacquelin Kille
NAME: LACEYANN V. KISKO
RESIDING AT: SALT LAKE CITY, UT
MY COMMISSION EXPIRES: NOV 7, 2025
COMMISSION NUMBER: 721223
COMMISSIONED IN: STATE OF UTAH



WPR ROAD & FIRE DISTRICT ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF OCTOBER 2023 BY VANCE BOSTOCK, IN HIS/HER/their CAPACITY AS A REPRESENTATIVE OF WPR ROAD & FIRE DISTRICT.

NOTARY: Jacquelin Kille
NAME: LACEYANN V. KISKO
RESIDING AT: SALT LAKE CITY, UTAH
MY COMMISSION EXPIRES: NOV 7, 2025
COMMISSION NUMBER: 721223
COMMISSIONED IN: STATE OF UTAH



WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF OCTOBER 2023 BY ED SCHULTZ, IN HIS/HER/their CAPACITY AS A REPRESENTATIVE OF WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT.

NOTARY: Jacquelin Kille
NAME: LACEYANN V. KISKO
RESIDING AT: SALT LAKE CITY, UT
MY COMMISSION EXPIRES: NOV 7, 2025
COMMISSION NUMBER: 721223
COMMISSIONED IN: STATE OF UTAH



WASATCH PEAKS RANCH HOMEOWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION

STATE OF UTAH
COUNTY OF SALT LAKE

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF OCTOBER 2023 BY BRIAN NESTOROFF, IN HIS/HER/their CAPACITY AS VICE PRESIDENT OF WASATCH PEAKS RANCH HOMEOWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION.

NOTARY: Jacquelin Kille
NAME: LACEYANN V. KISKO
RESIDING AT: SALT LAKE CITY, UT
MY COMMISSION EXPIRES: NOV 7, 2025
COMMISSION NUMBER: 721223
COMMISSIONED IN: STATE OF UTAH



Form containing recording details: DATE 9-25-2023, PROJECT NAME NA, SHEET 2 OF 21, DESIGNED SRV, DRAWN SRV, CHECKED CEA, RECORDED # 164599, DATE, TIME, BOOK 404, PAGE 812, FEE, MORGAN COUNTY RECORDER.

NOTES:

- 1. DEFINED TERMS... 2. DEVELOPMENT AGREEMENT... 3. ZONING... 4. CONCEPTUAL PLAN... 5. GOVERNING DOCUMENTS... 6. ASSOCIATION... 7. CLUB... 8. IMPROVEMENTS... 9. HOMESITES... 10. SQUARE FOOTAGE... 11. ACCESSORY BUILDINGS... 12. ACCESSORY RESIDENCES... 13. GUEST HOUSE... 14. BASES... 15. MODIFICATION... 16. STREAM CORRIDORS...

NOTES:

- 17. WATER AND DRAINAGE... 18. EXISTING RIGHTS... 19. PRIVATE ROADS... 20. SEWER AND WATER UTILITIES... 21. ROCKY MOUNTAIN POWER EASEMENT... 22. ROCKY MOUNTAIN POWER EASEMENT - NOT A PUBLIC DEDICATION... 23. HOMESITE-SPECIFIC UTILITY FACILITIES... 24. GAS LINES... 25. FIRE PREVENTION AND PROTECTION... 26. PRIVATE LANES... 27. DRIVEWAY PLANS AND APPROVALS...

NOTES:

- 28. DRIVEWAY IMPROVEMENTS... 29. DRIVEWAY BRIDGES... 30. DRIVEWAY APPROX... 31. SNOW REMOVAL AND STORAGE... 32. HOMESITE SNOW STORAGE AREA... 33. RESPONSIBILITY FOR CERTAIN OTHER IMPROVEMENTS... 34. GEOTECHNICAL... 35. NOTICE TO ALL CONTRACTORS... 36. FURTHER SUBDIVISION... 37. WPR RIGHTS... 38. CERTIFICATES OF OCCUPANCY... 39. CONSENT... 40. NO COUNTY MAINTENANCE... 41. ADJACENT AGRICULTURAL LAND... 42. RESERVED PARCELS... 43. SHARED DRIVEWAYS...

WASATCH PEAKS RANCH PLAT 3A

LOCATED IN THE SW 1/4 SEC 11 AND THE W 1/2 & SE 1/4 SEC 14, TOWNSHIP 4 NORTH, RANGE 1 EAST, SLS B M MORGAN COUNTY, UTAH

EASEMENT NOTES:

- PURSUANT TO THE DECLARATION AND THE OWNERS' DEDICATION... (A) CERTAIN PERPETUAL... (B) THE RIGHT TO CONVEY... (C) THE RIGHT TO CONVEY ADDITIONAL... (D) THE RIGHT TO FURTHER LIMIT...

- 1. SKI AND TRAIL EASEMENT... 2. SKI FACILITY EASEMENT... 3. SNOW STORAGE EASEMENT... 4. DISTRICT EASEMENT... 5. BASE EASEMENTS... 6. OPEN SPACE EASEMENTS... 7. OPEN SPACE... 8. ADJACENT AGRICULTURAL LAND...

DATE: 9-25-2023, DRAWN BY: SRV, CHECKED BY: CEA, SHEET: 3 OF 21, PROJECT NUMBER: 85PG02100, ADDRESS: 11456 South Temple Drive, Suite 200, Salt Lake City, UT 84143, PHONE: (801) 270-5177

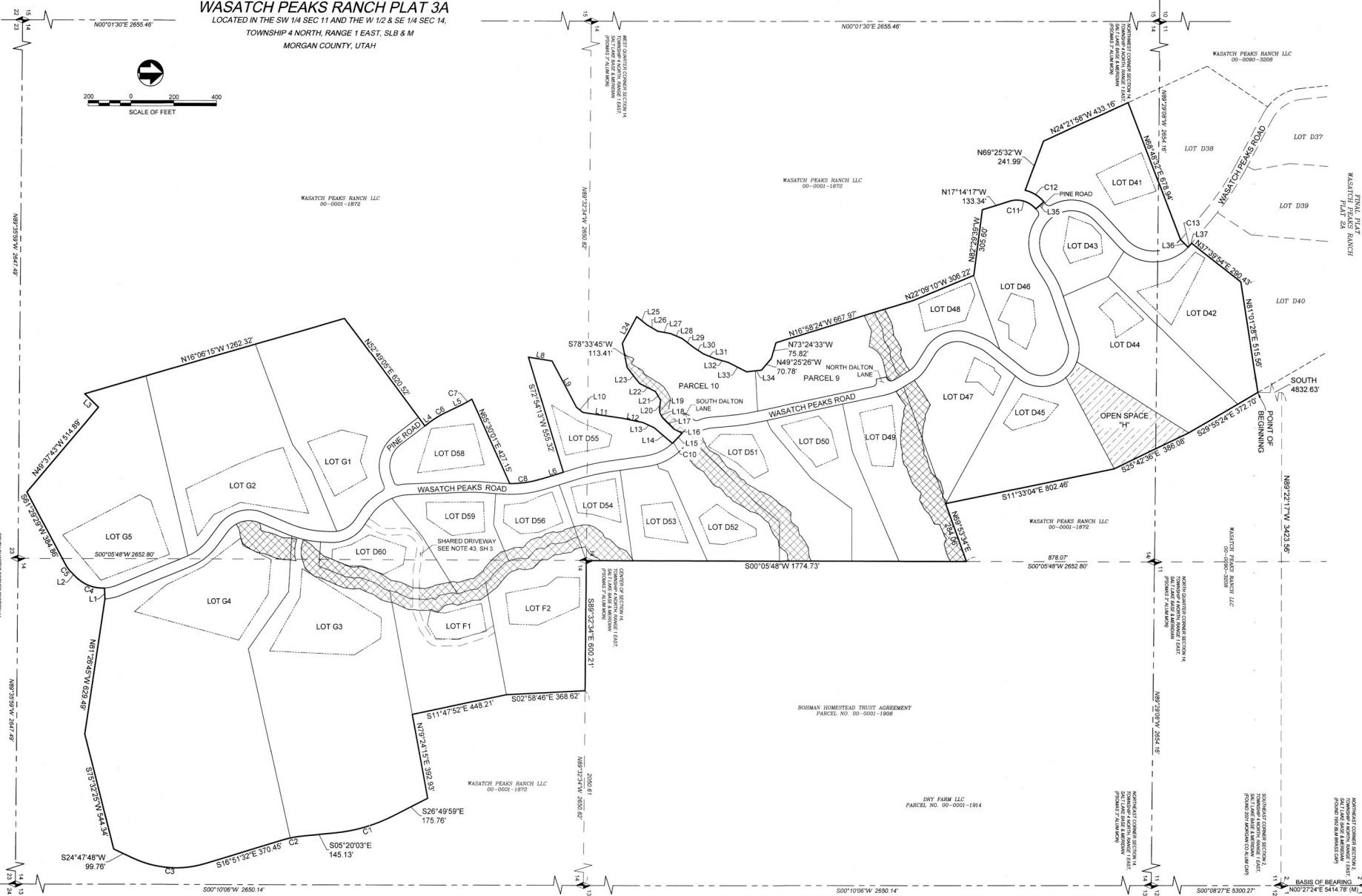
RECORDED BY: 164599, STATE OF UTAH, COUNTY OF MORGAN, DATE: 9/25/2023, TIME: 10:00 AM, BOOK: 404, PAGE: 913, MORGAN COUNTY RECORDER

WASATCH PEAKS RANCH PLAT 3A

LOCATED IN THE SW 1/4 SEC 11 AND THE W 1/2 & SE 1/4 SEC 14,

TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M

MORGAN COUNTY, UTAH



LEGEND

- BOUNDARY LINE
- - - SECTION CORNER
- - - QUARTER-SECTION LINE
- - - ADJOURNER LINE
- - - LOT LINE
- - - RIGHT OF WAY
- - - BUILDING ACTIVITY ENVELOPE ("BAE")
- [Cross-hatched box] OPEN SPACE EASEMENT
- [Diagonal lines box] OPEN SPACE

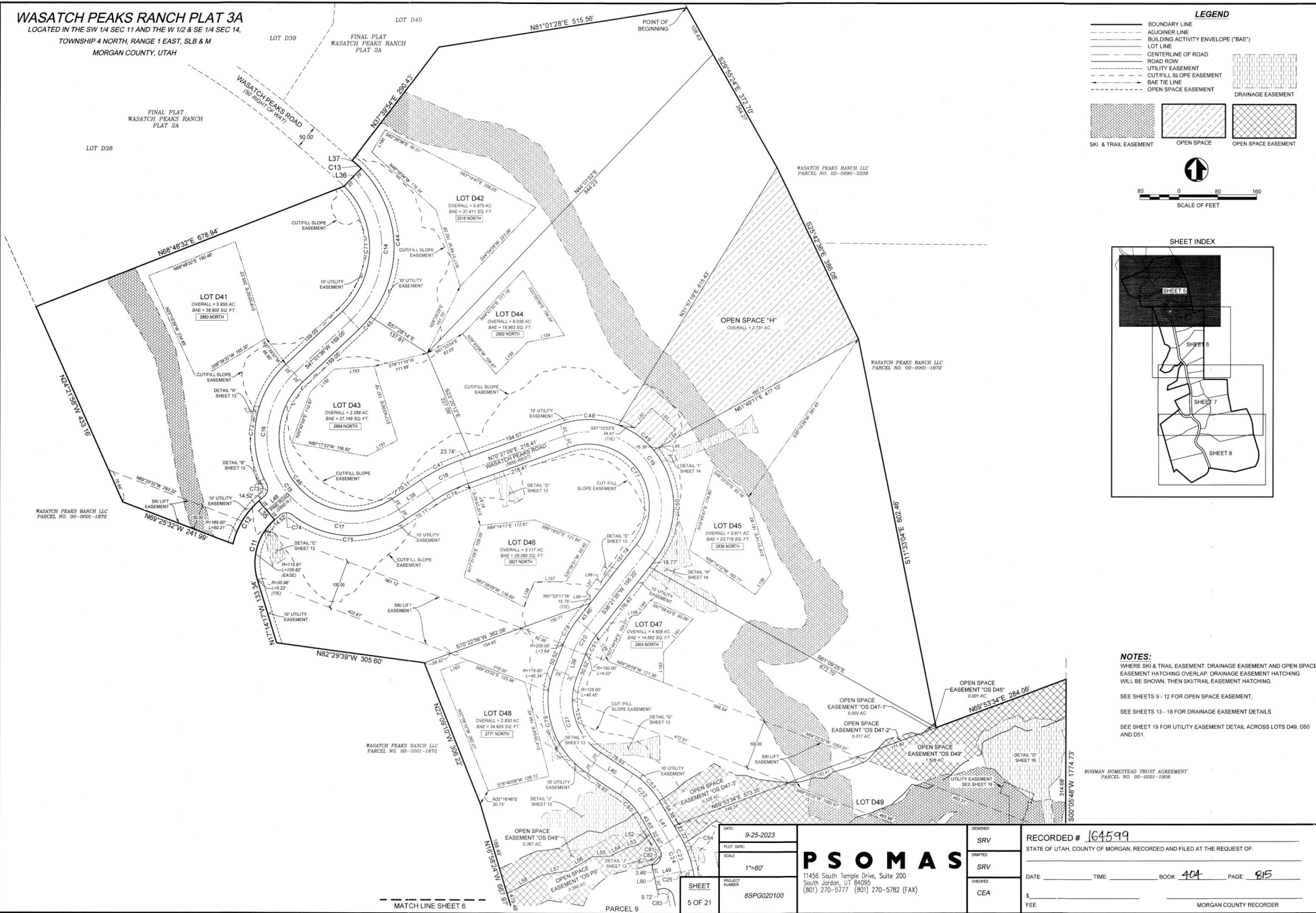
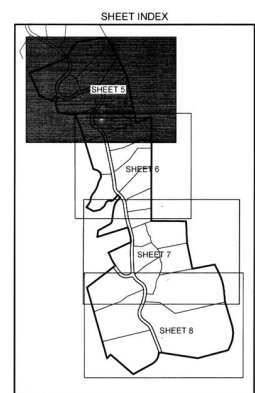
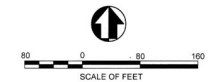
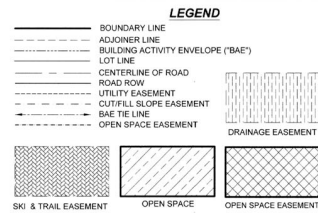
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SCALE: 1"=200'	DRAWN: SRV	DATE: _____ TIME: _____ BOOK: 404 PAGE: 214
PROJECT NUMBER: 8SPG02100		
SHEET: 4 OF 21	CHECKED: CEA	FEE: _____
		MORGAN COUNTY RECORDER

WASATCH PEAKS RANCH PLAT 3A

LOCATED IN THE SW 1/4 SEC 11 AND THE W 1/2 & SE 1/4 SEC 14,

TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M

MORGAN COUNTY, UTAH



NOTES:
 WHERE SKI & TRAIL EASEMENT, DRAINAGE EASEMENT AND OPEN SPACE EASEMENT HATCHING OVERLAP, DRAINAGE EASEMENT HATCHING WILL BE SHOWN, THEN SKI/TRAIL EASEMENT HATCHING.

SEE SHEETS 9 - 12 FOR OPEN SPACE EASEMENT.
 SEE SHEETS 13 - 19 FOR DRAINAGE EASEMENT DETAILS.
 SEE SHEET 19 FOR UTILITY EASEMENT DETAIL ACROSS LOTS D49, D50 AND D51.

BIRMAN HOMESTEAD TRUST AGREEMENT
 PARCEL NO. 00-0001-1906

DATE: 9-25-2023
 PLOT OVER: C81
 SCALE: 1"=80'
 SHEET: 5 OF 21
 PROJECT NUMBER: 8SPG020100

PSOMAS

11456 South Temple Drive, Suite 200
 South Jordan, UT 84095
 (801) 270-5777 (801) 270-5782 (FAX)

DESIGNED: SRV
 DRAWN: SRV
 CHECKED: CEA

RECORDED # 164599
 STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
 DATE: _____ TIME: _____ BOOK: 404 PAGE: 815
 \$ _____
 FEE _____ MORGAN COUNTY RECORDER

MATCH LINE SHEET 6

PARCEL 9

04 164599 00 004 P. 815

66-146599 (S. 404 P. 817

WASATCH PEAKS RANCH PLAT 3A

LOCATED IN THE SW 1/4 SEC 11 AND THE W 1/2 & SE 1/4 SEC 14,
TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M
MORGAN COUNTY, UTAH

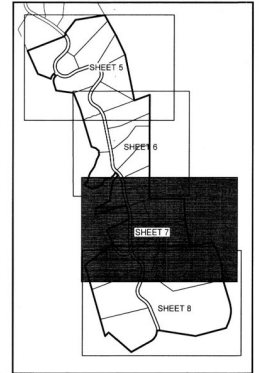
LEGEND

- BOUNDARY LINE
- ADJOINER LINE
- BUILDING ACTIVITY ENVELOPE ("BAE")
- LOT LINE
- CENTERLINE OF ROAD
- ROAD ROW
- UTILITY EASEMENT
- CUTFILL SLOPE EASEMENT
- BAE TIE LINE
- OPEN SPACE EASEMENT



0 80 160
SCALE OF FEET

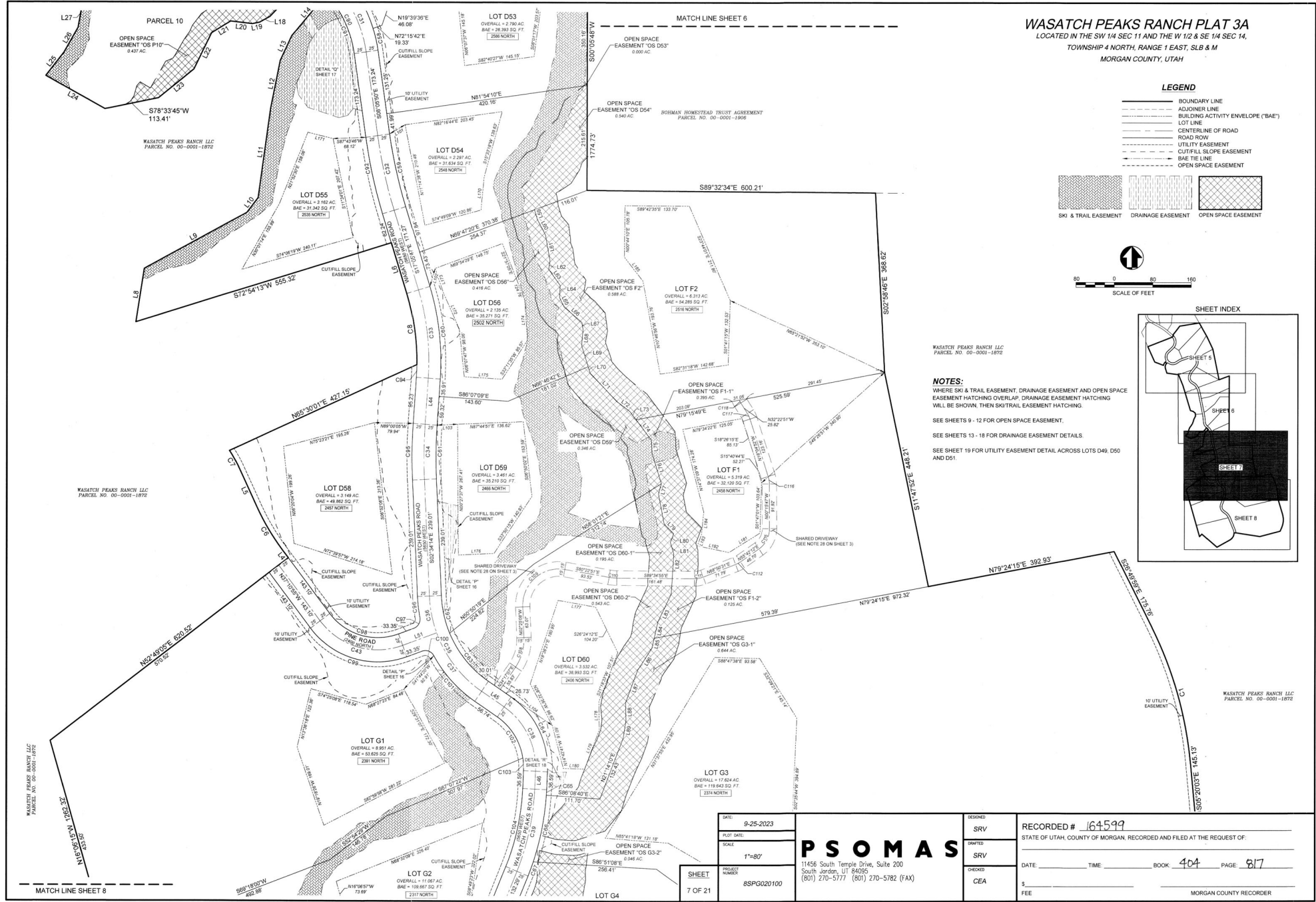
SHEET INDEX



WASATCH PEAKS RANCH LLC
PARCEL NO. 00-0001-1872

NOTES:

- WHERE SKI & TRAIL EASEMENT, DRAINAGE EASEMENT AND OPEN SPACE EASEMENT HATCHING OVERLAP, DRAINAGE EASEMENT HATCHING WILL BE SHOWN, THEN SKI/TRAIL EASEMENT HATCHING.
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- SEE SHEETS 13 - 18 FOR DRAINAGE EASEMENT DETAILS.
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DATE:	9-25-2023
PLAT DATE:	
SCALE:	1"=80'
SHEET:	7 OF 21
PROJECT NUMBER:	8SPG020100

PSOMAS
11456 South Temple Drive, Suite 200
South Jordan, UT 84095
(801) 270-5777 (801) 270-5782 (FAX)

DESIGNED:	SRV
DRAWN:	SRV
CHECKED:	CEA

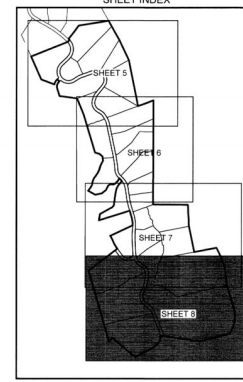
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STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:			
DATE:	TIME:	BOOK:	PAGE:
		404	817
MORGAN COUNTY RECORDER			

DR 164599 PL 404 P. 0110

MATCH LINE SHEET 7

SHEET INDEX

WASATCH PEAKS RANCH PLAT 3A
 LOCATED IN THE SW 1/4 SEC 11 AND THE W 1/2 & SE 1/4 SEC 14,
 TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M
 MORGAN COUNTY, UTAH

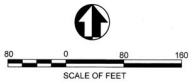


WASATCH PEAKS RANCH LLC
PARCEL NO. 00-0001-1872

WASATCH PEAKS RANCH LLC
PARCEL NO. 00-0001-1872

WASATCH PEAKS RANCH LLC
PARCEL NO. 00-0001-1872

WASATCH PEAKS RANCH LLC
PARCEL NO. 00-0001-1872



LEGEND

- BOUNDARY LINE
 - - - ADJOINER LINE
 - - - BUILDING ACTIVITY ENVELOPE ("BAE")
 - - - LOT LINE
 - - - CENTERLINE OF ROAD
 - - - ROAD ROW
 - - - UTILITY EASEMENT
 - - - CUTFILL SLOPE EASEMENT
 - - - BAE TIE LINE
 - - - OPEN SPACE EASEMENT
-
- SKI & TRAIL EASEMENT
 - DRAINAGE EASEMENT
 - OPEN SPACE EASEMENT

NOTES:
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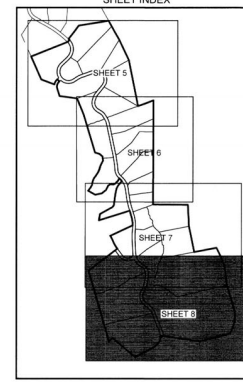
DATE: 9-25-2023	PSOMAS	DESIGNED: SRV	RECORDED # 164599
SCALE: 1"=80'		DRAFTED: SRV	STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
SHEET 8 OF 21	PROJECT NUMBER: 8SPG020100	CHECKED: CEA	DATE: _____ TIME: _____ BOOK: 404 PAGE: 018
11456 South Temple Drive, Suite 200 South Jordan, UT 84095 (801) 270-5777 (801) 270-5782 (FAX)		FEE: _____ MORGAN COUNTY RECORDER	

DR 164599 PL 404 P. 0110

MATCH LINE SHEET 7

SHEET INDEX

WASATCH PEAKS RANCH PLAT 3A
 LOCATED IN THE SW 1/4 SEC 11 AND THE W 1/2 & SE 1/4 SEC 14,
 TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M
 MORGAN COUNTY, UTAH

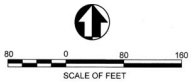


WASATCH PEAKS RANCH LLC
 PARCEL NO. 00-0001-1872

WASATCH PEAKS RANCH LLC
 PARCEL NO. 00-0001-1872

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LEGEND

- BOUNDARY LINE
 - - - ADJOINER LINE
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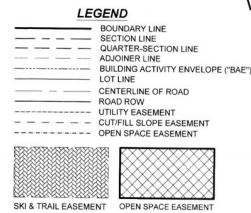
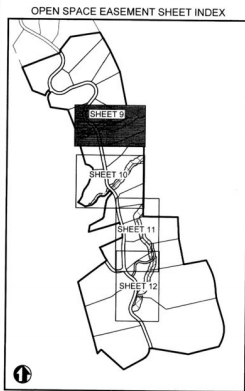
DATE: 9-25-2023	PSOMAS	DESIGNED: SRV	RECORDED # 164599
SCALE: 1"=80'		DRAFTED: SRV	STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
SHEET 8 OF 21	PROJECT NUMBER: 8SPG020100	CHECKED: CEA	DATE: _____ TIME: _____ BOOK: 404 PAGE: 018
	11456 South Temple Drive, Suite 200 South Jordan, UT 84095 (801) 270-5777 (801) 270-5782 (FAX)		\$ _____ FEE _____
			MORGAN COUNTY RECORDER

WASATCH PEAKS RANCH PLAT 3A

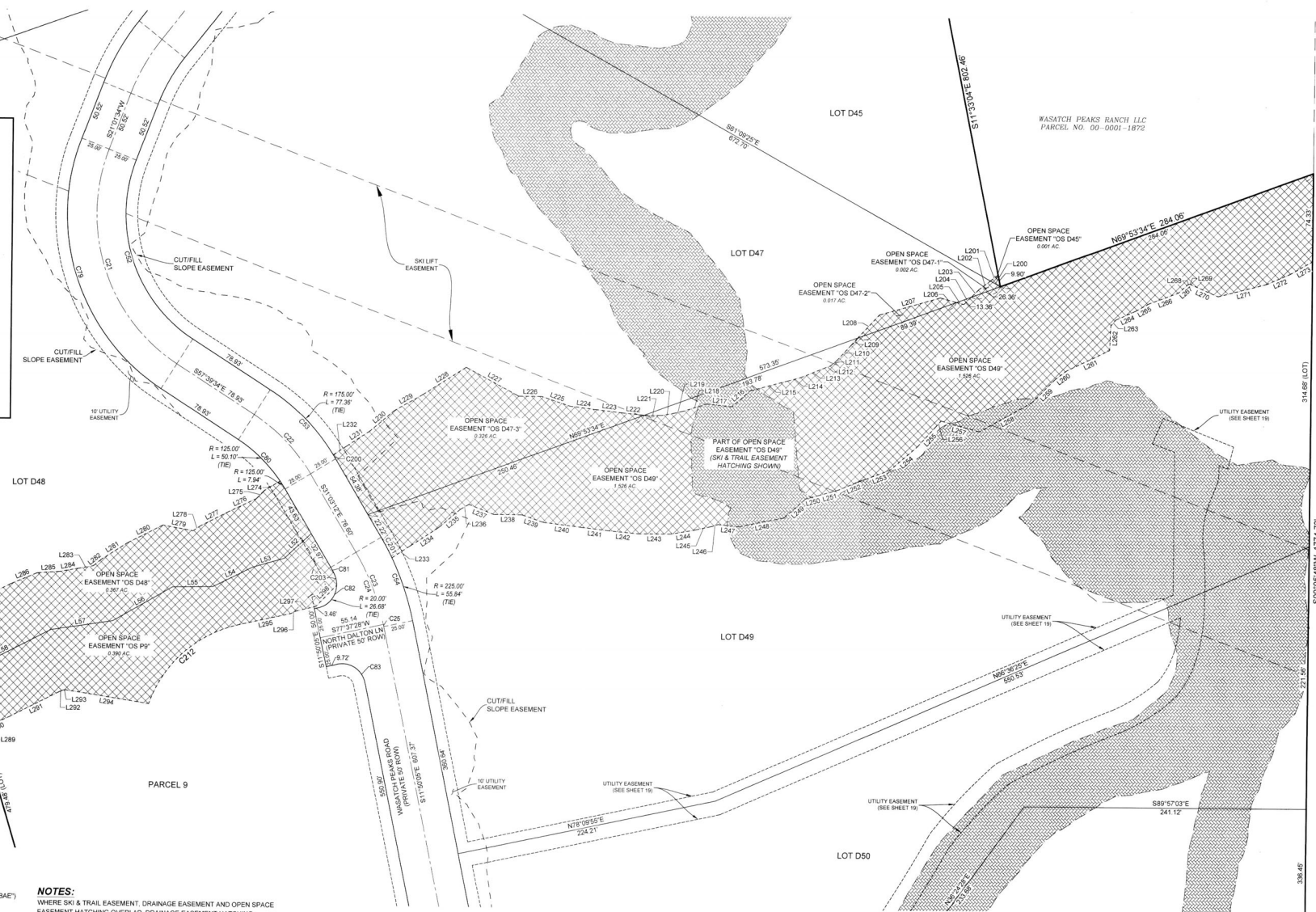
LOCATED IN THE SW 1/4 SEC 11 AND THE W 1/2 & SE 1/4 SEC 14,

TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M

MORGAN COUNTY, UTAH



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DATE: 9-25-2023	DESIGNED: SRV	RECORDED # 64599
PLAT DATE:	DRAWN: SRV	STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
SCALE: 1"=40'	CHECKED: CEA	DATE: TIME: BOOK 404 PAGE 819
SHEET 9 OF 21	PROJECT NUMBER: 8SPG020100	\$ FEE: MORGAN COUNTY RECORDER

PSOMAS

11456 South Temple Drive, Suite 200
 South Jordan, UT 84095
 (801) 270-5777 (801) 270-5782 (FAX)

BOHMAN HOMESTEAD TRUST AGREEMENT
 PARCEL NO. 00-0001-1956

S00°06'46"W 1774.73'

314.66' (LOT)

339.45'

S11°33'06"E 602.46'

N89°53'34"E 284.06'

N89°53'34"E 284.06'

N89°53'34"E 284.06'

N89°53'34"E 284.06'

N89°53'34"E 284.06'

N89°53'34"E 284.06'

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N89°53'34"E 284.06'

N89°53'34"E 284.06'

N89°53'34"E 284.06'

N89°53'34"E 284.06'

N89°53'34"E 284.06'

06:16:0599 P: 404 P: 819

WASATCH PEAKS RANCH PLAT 3A

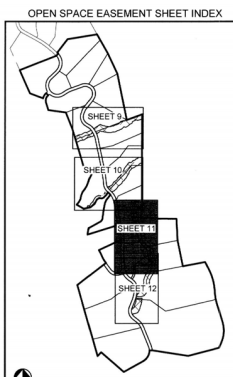
LOCATED IN THE SW 1/4 SEC 11 AND THE W 1/2 & SE 1/4 SEC 14,

TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M

MORGAN COUNTY, UTAH



BOHMAN HOMESTEAD TRUST AGREEMENT
PARCEL NO. 00-0001-1906



LEGEND

- BOUNDARY LINE
- - - SECTION LINE
- - - QUARTER SECTION LINE
- - - ADJOINER LINE
- BUILDING ACTIVITY ENVELOPE ("BAE")
- LOT LINE
- CENTERLINE OF ROAD
- ROAD ROW
- UTILITY EASEMENT
- CUTFILL SLOPE EASEMENT
- OPEN SPACE EASEMENT
- SKI & TRAIL EASEMENT
- OPEN SPACE EASEMENT

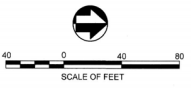
NOTES:

WHERE SKI & TRAIL EASEMENT, DRAINAGE EASEMENT AND OPEN SPACE EASEMENT HATCHING OVERLAP, DRAINAGE EASEMENT HATCHING WILL BE SHOWN, THEN SKI/TRAIL EASEMENT HATCHING.

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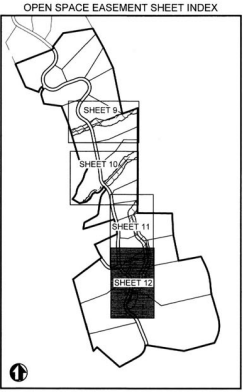
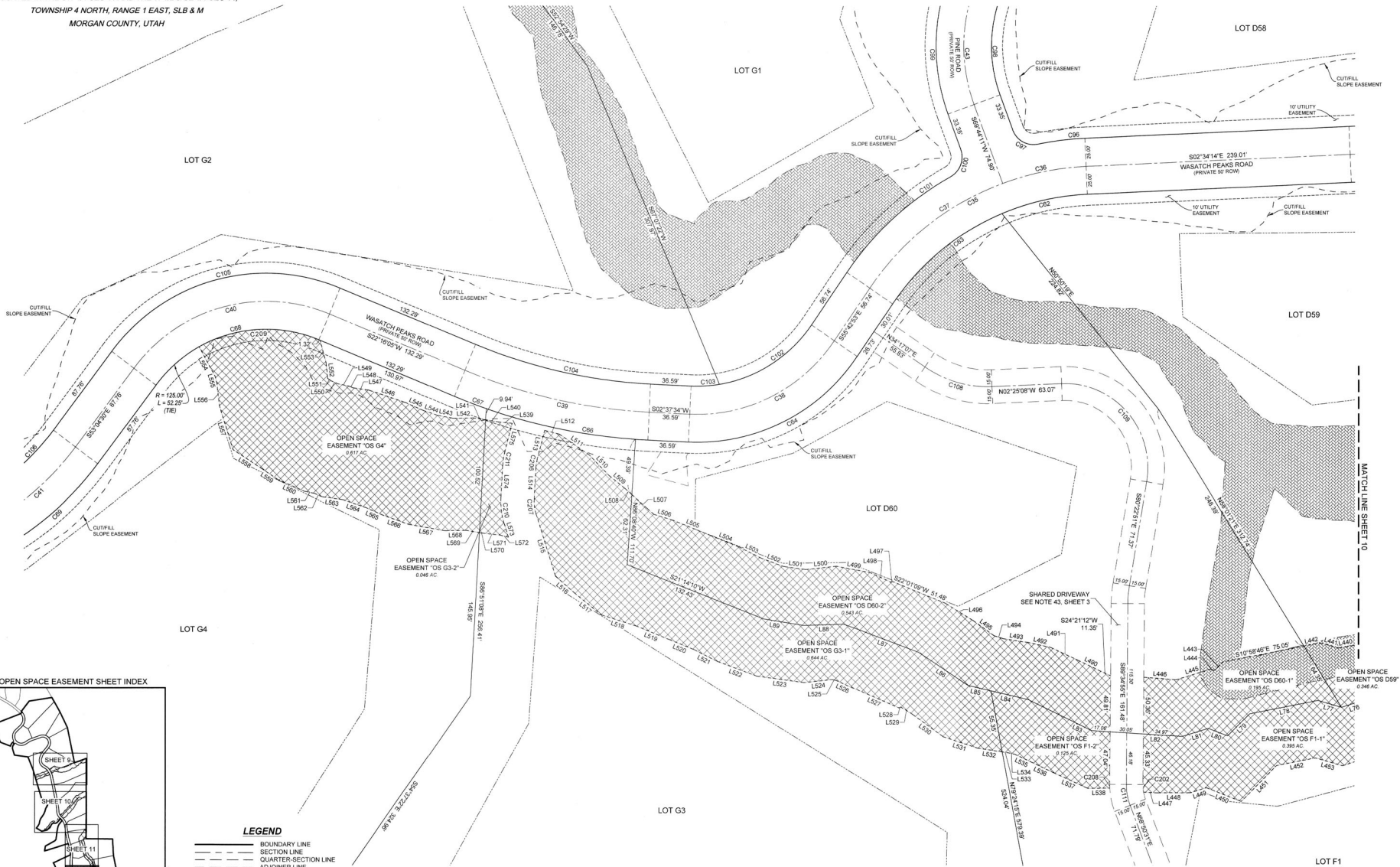
DATE:	9-25-2023	DESIGNED:	SRV	RECORDED #	164599
PLC'D DATE:		DRAWN:	SRV	STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:	
SCALE:	1"=40'	CHECKED:	CEA	DATE:	TIME:
SHEET	PROJECT NUMBER	<p>PSOMAS</p> 11456 South Temple Drive, Suite 200 South Jordan, UT 84095 (801) 270-5777 (801) 270-5782 (FAX)		BOOK:	404
11 OF 21	8SPG020100			PAGE:	821
				\$	
				FEE	MORGAN COUNTY RECORDER

WASATCH PEAKS RANCH PLAT 3A

LOCATED IN THE SW 1/4 SEC 11 AND THE W 1/2 & SE 1/4 SEC 14,

TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M

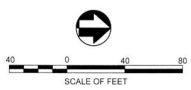
MORGAN COUNTY, UTAH



LEGEND

	BOUNDARY LINE
	SECTION LINE
	QUARTER-SECTION LINE
	ADJOINER LINE
	BUILDING ACTIVITY ENVELOPE ("BAE")
	LOT LINE
	CENTERLINE OF ROAD
	ROAD ROW
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	CUTFILL SLOPE EASEMENT
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DATE: 9-25-2023 PLOT DATE:	DESIGNED: SRV	RECORDED # 164599
		STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
SCALE: 1"=40'	DRAWN: SRV	DATE: _____ TIME: _____ BOOK: 404 PAGE: 822
SHEET 12 OF 21	CHECKED: CEA	FEE: _____
PROJECT NUMBER: 8SPG020100		MORGAN COUNTY RECORDER
11456 South Temple Drive, Suite 200 South Jordan, UT 84095 (801) 270-5777 (801) 270-5782 (FAX)		

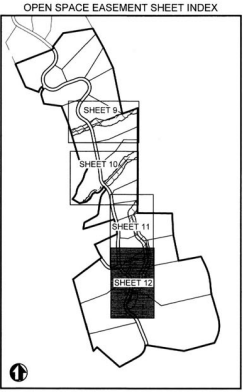
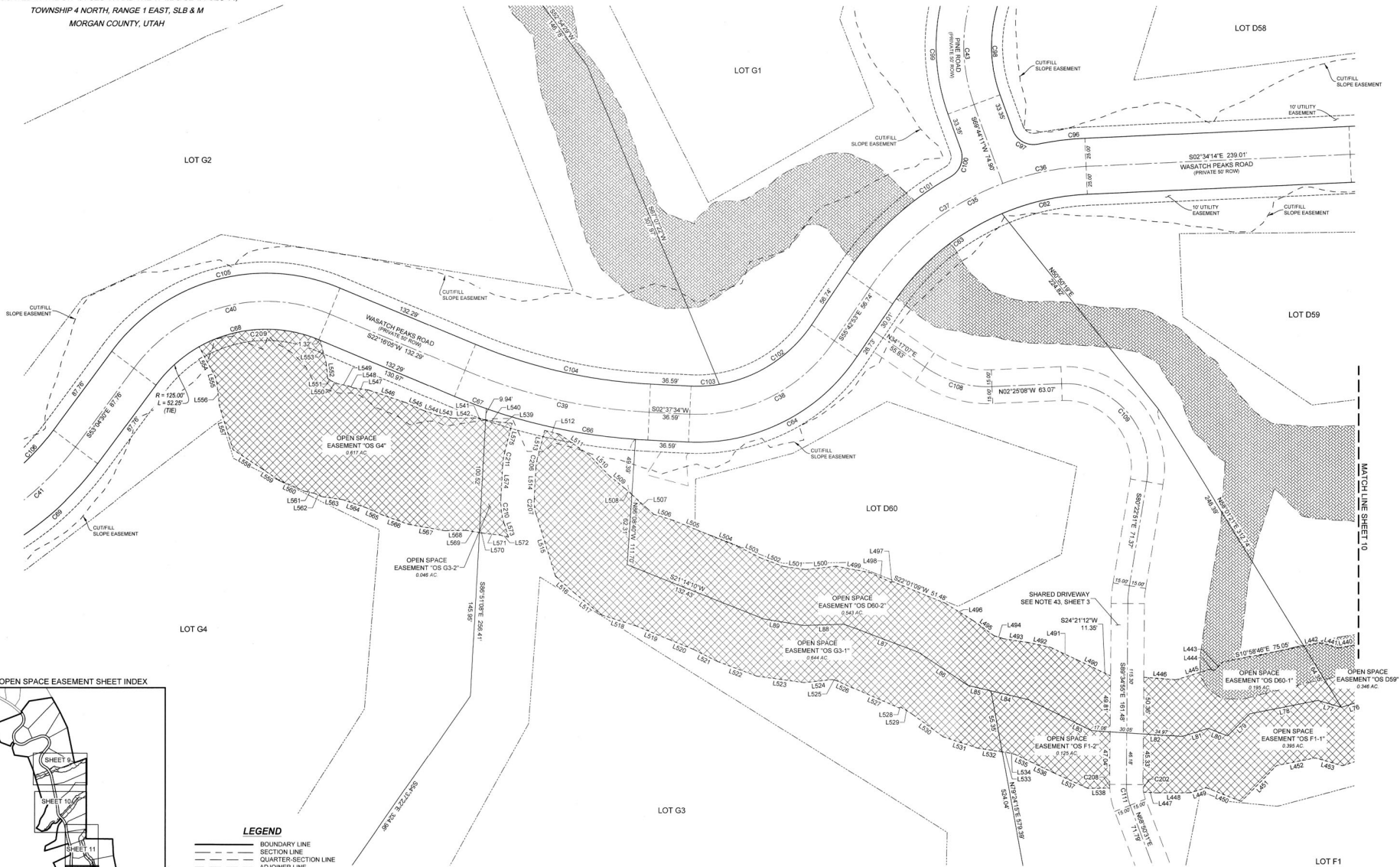
164599 Bl. 404 Pg. 822

WASATCH PEAKS RANCH PLAT 3A

LOCATED IN THE SW 1/4 SEC 11 AND THE W 1/2 & SE 1/4 SEC 14,

TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M

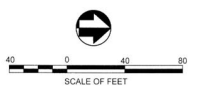
MORGAN COUNTY, UTAH



LEGEND

	BOUNDARY LINE
	SECTION LINE
	QUARTER-SECTION LINE
	ADJOINER LINE
	BUILDING ACTIVITY ENVELOPE ("BAE")
	LOT LINE
	CENTERLINE OF ROAD
	ROAD ROW
	UTILITY EASEMENT
	CUTFILL SLOPE EASEMENT
	OPEN SPACE EASEMENT
	SKI & TRAIL EASEMENT
	OPEN SPACE EASEMENT

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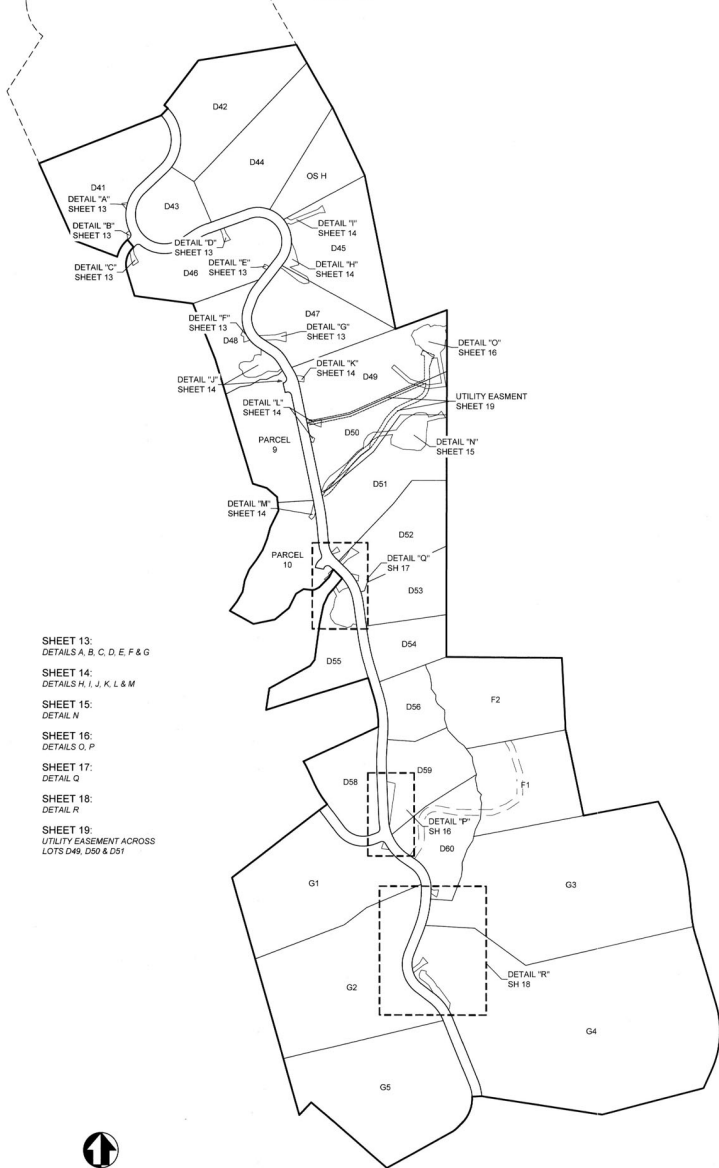


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SHEET 12 OF 21	PROJECT NUMBER: 8SPG020100	11456 South Temple Drive, Suite 200 South Jordan, UT 84095 (801) 270-5777 (801) 270-5782 (FAX)	
	CHECKED: CEA	FEE: _____ MORGAN COUNTY RECORDER	

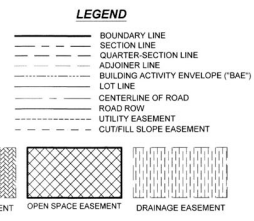
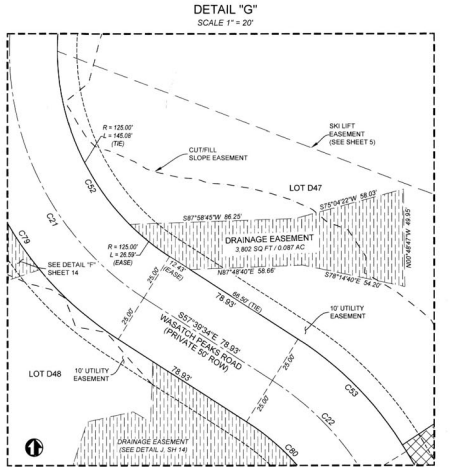
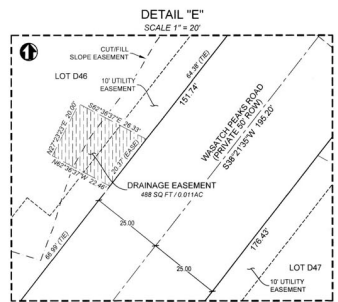
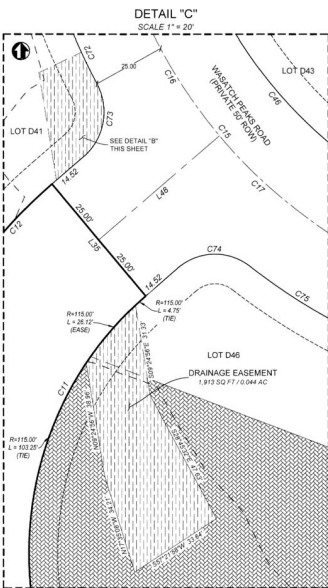
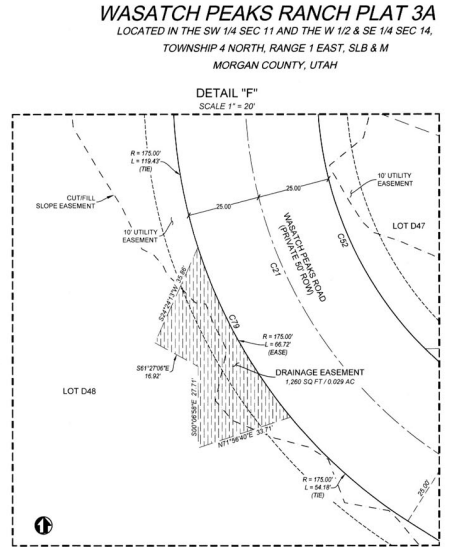
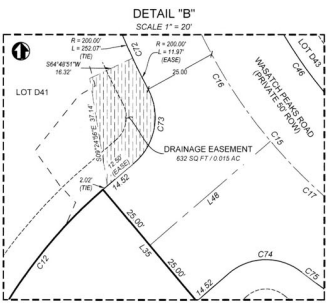
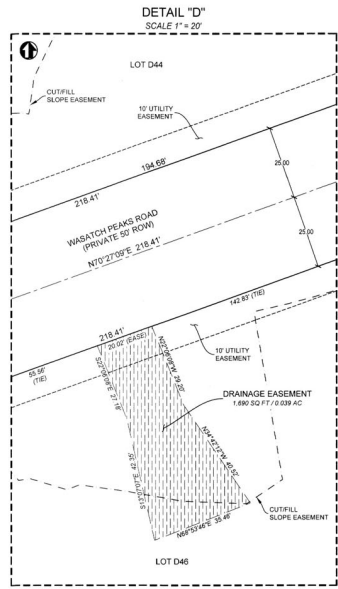
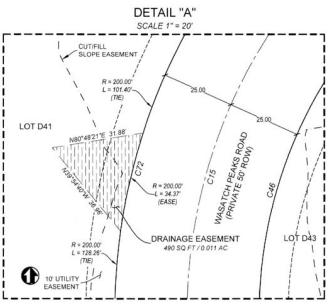
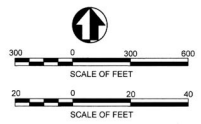
BR: 164599P 8: 404 1: 823

DRAINAGE EASEMENT DETAIL MAP

SCALE 1" = 300'



- SHEET 13: DETAILS A, B, C, D, E, F & G
- SHEET 14: DETAILS H, I, J, K, L & M
- SHEET 15: DETAIL N
- SHEET 16: DETAILS O, P
- SHEET 17: DETAIL Q
- SHEET 18: DETAIL R
- SHEET 19: UTILITY EASEMENT ACROSS LOTS D46, D56 & D51



WHERE THERE IS OVERLAP WITH A DRAINAGE EASEMENT AND EITHER A SKI & TRAIL EASEMENT OR OPEN SPACE EASEMENT THE DRAINAGE EASEMENT HATCHING IS SHOWN.

WHERE THIS IS OVERLAP WITH A SKI & TRAIL EASEMENT AND OPEN SPACE EASEMENT, THE SKI & TRAIL EASEMENT HATCHING IS SHOWN.

WASATCH PEAKS RANCH PLAT 3A

LOCATED IN THE SW 1/4 SEC 11 AND THE W 1/2 & SE 1/4 SEC 14, TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M MORGAN COUNTY, UTAH

DATE: 9-25-2023	PSOMAS	REVISED: SRV
PROJECT DATE: VARIES		DRAFTED: SRV
SCALE: VARIES	11456 South Temple Drive, Suite 200 South Jordan, UT 84095 (801) 270-5777 (801) 270-5782 (FAX)	CHECKED: CEA
PROJECT NUMBER: 8SPG020100	RECORDED # 164599	
STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:		
DATE: _____ TIME: _____ BOOK: 404 PAGE: 923		
\$ _____		
FEE _____	MORGAN COUNTY RECORDER	

WASATCH PEAKS RANCH PLAT 3A

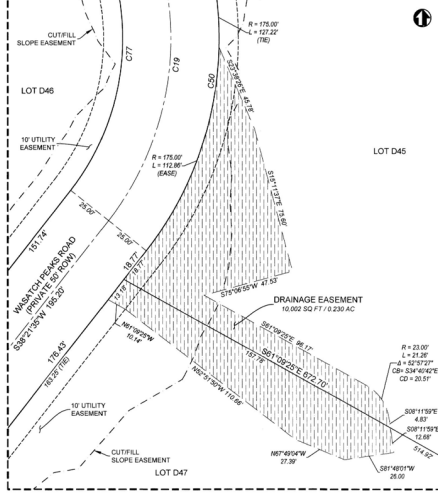
LOCATED IN THE SW 1/4 SEC 11 AND THE W 1/2 & SE 1/4 SEC 14,

TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M

MORGAN COUNTY, UTAH

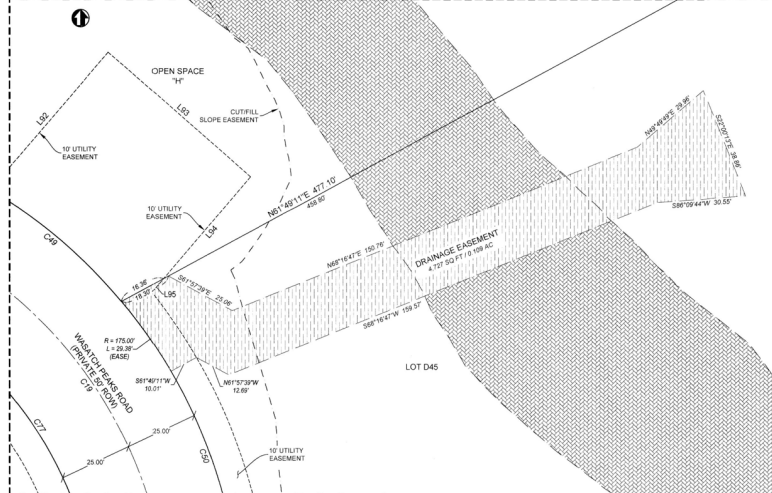
DETAIL "H"

SCALE 1" = 30'



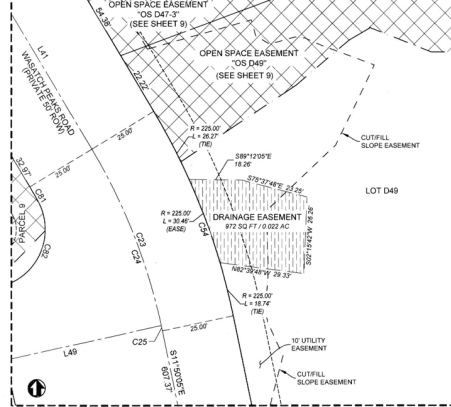
DETAIL "I"

SCALE 1" = 20'



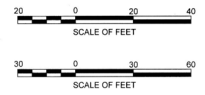
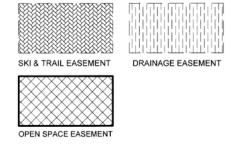
DETAIL "K"

SCALE 1" = 20'



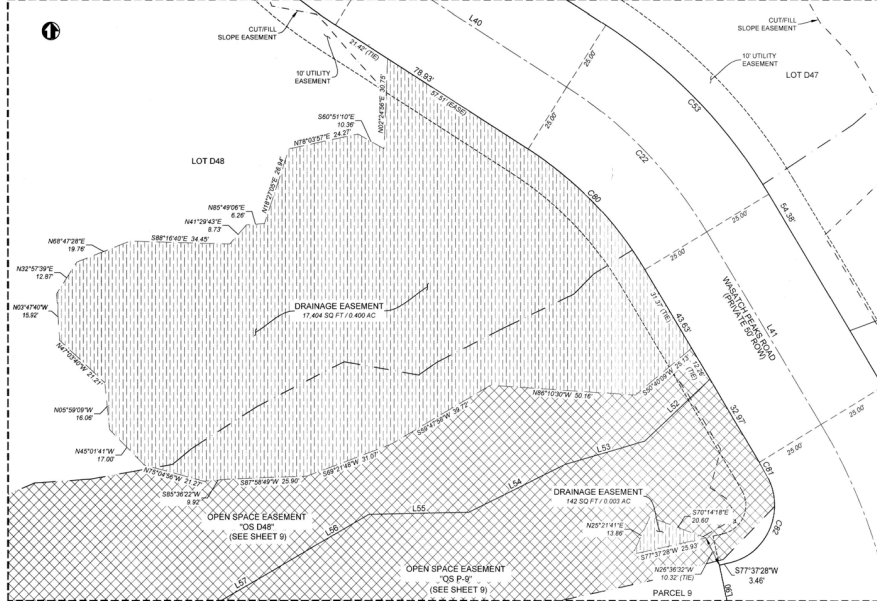
LEGEND

- BOUNDARY LINE
- - - SECTION LINE
- - - QUARTER-SECTION LINE
- - - ADJOINER LINE
- - - BUILDING ACTIVITY ENVELOPE ("BAE")
- - - LOT LINE
- - - CENTERLINE OF ROAD
- - - ROAD ROW
- - - UTILITY EASEMENT
- - - CUT/FILL SLOPE EASEMENT



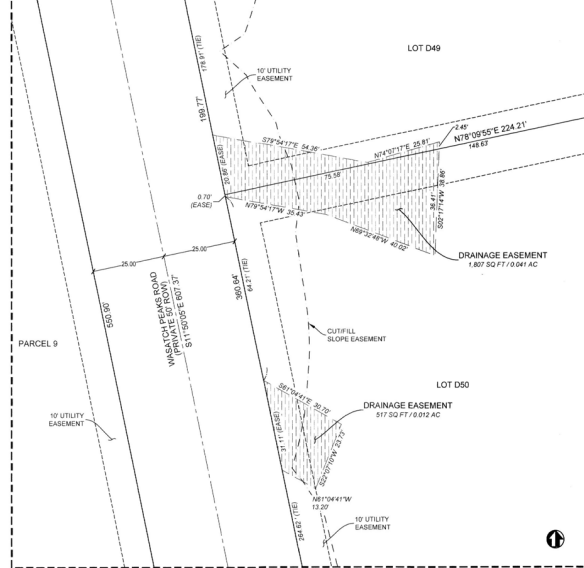
DETAIL "J"

SCALE 1" = 20'



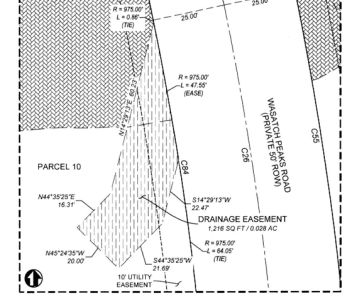
DETAIL "L"

SCALE 1" = 20'



DETAIL "M"

SCALE 1" = 20'



SEE SHEET 13 FOR DRAINAGE EASEMENT DETAIL MAP.

WHERE THERE IS OVERLAP WITH A DRAINAGE EASEMENT AND EITHER A SKI & TRAIL EASEMENT OR OPEN SPACE EASEMENT THE DRAINAGE EASEMENT HATCHING IS SHOWN.

WHERE THIS IS OVERLAP WITH A SKI & TRAIL EASEMENT AND OPEN SPACE EASEMENT THE SKI & TRAIL EASEMENT HATCHING IS SHOWN.

SHEET
14 OF 21

DATE:	9-25-2023	DRAWN:	SRV
PLAT DATE:		DRAWN:	SRV
SCALE:	VARIES	CHECKED:	CEA
PROJECT NUMBER:	8SPG020100		

RECORDED # 164599
STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: 404 PAGE: 824
\$ _____
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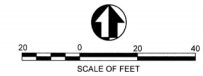
DETAIL "N"
 SCALE 1" = 30'



LEGEND

- BOUNDARY LINE
 - SECTION LINE
 - QUARTER-SECTION LINE
 - ADJOINER LINE
 - BUILDING ACTIVITY ENVELOPE ("BAE")
 - LOT LINE
 - CENTERLINE OF ROAD
 - ROAD ROW
 - UTILITY EASEMENT
 - CUTFILL SLOPE EASEMENT
-
- DRAINAGE EASEMENT
 - SKI & TRAIL EASEMENT
 - OPEN SPACE EASEMENT

SEE SHEET 13 FOR DRAINAGE EASEMENT DETAIL MAP.
 WHERE THERE IS OVERLAP WITH A DRAINAGE EASEMENT
 AND EITHER A SKI & TRAIL EASEMENT OR OPEN SPACE EASEMENT
 THE DRAINAGE EASEMENT HATCHING IS SHOWN.
 WHERE THIS IS OVERLAP WITH A SKI & TRAIL EASEMENT AND OPEN
 SPACE EASEMENT THE SKI & TRAIL EASEMENT HATCHING IS SHOWN.



DATE:	9-25-2023	DESIGNED:	SRV
PLAT DATE:		DRAFTED:	SRV
SCALE:	1"=30'	CHECKED:	CEA
PROJECT NUMBER:	8SPG020100		

PSOMAS
 11456 South Temple Drive, Suite 200
 South Jordan, UT 84095
 (801) 270-5777 (801) 270-5782 (FAX)

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 15 OF 21