AN EXPANDABLE CONDOMINIUM PROJECT FIRST AMENDMENT OF PARCEL 7 FINAL PLAT WASATCH PEAKS RANCH PLAT 1, FIRST AMENDMENT LOCATED IN THE NORTH HALF OF SECTION 11 TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M MORGAN COUNTY, UTAH NOVEMBER 27, 2023

BOUNDARY DESCRIPTION:

Ent.

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

PARCEL 7, FINAL PLAT WASATCH PEAKS RANCH PLAT 1, FIRST AMENDMENT, AS RECORDED ON MAY 1, 2023 AS ENTRY NO. 163347 IN THE OFFICE OF THE MORGAN COUNTY RECORDER, MORGAN COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNIO, AT A POINT ON THE WESTERN VINE OF PROTTY VILLAGE LANE AS SHOWN ON WEARTON PEAKS RANCH PLAT 1, REPORT AMENDMENT, RECORDED ON MAY 1, 2023 AS BETTEN YO, 1033/M IT HE MORAN COUNTY RECORDERS OFFICE: SAUP DOINT ALSO BEING 2728 AS FEET NORTH MEY2T!? WEST, ALONG THE NORTH LINE OF SAU SECTION 11, AND 103.33 FEET SOUTH FROM THE HONTHMENT CORNERS OF SAUD SECTION 11, TOWNSHIP A SAUD SECTION 11, AND 103.33 FEET SOUTH FROM THE HONTHMENT CORNERS OF SAUD SECTION 11, TOWNSHIP A LINE OF SAUD NORTH VILLAGE LANE THE FOLLOWING EIGHT (8) COURSES; (1) SOUTHMENTERLY 77.07 FEET ALONG THE ARC OF A 150 O FOOT LOWER TO THE ROIGHT, THROUGHA CENTRAL ANGEL OF STREEZ, CHOND LINE OF SIGN ONRYTH MULECULAR THE FOLLOWING EIGHT (6) COURSES; (1) SOUTHEASTERNY 1779 FEET OF SIGN ONRYTH MULECULAR CANNEL THE STATE SERVE STATE OF SIGN OF SI

CONTAINS 98,279 SQUARE FEET OR 2.256 ACRES

SURVEY NARRATIVE:

FORMED AND PLAT PREPARED AT THE REQUEST OF WASATCH PEAKS THIS SURVEY RANCH, LLC.

- THE PURPOSE OF THIS SURVEY IS TO SURDIVIDE THE SUBJECT PROPERTY INTO UNITS. PARCELS COMMON AREAS, AND EASEMENTS AS FURTHER DEPICITED HEREON AND DESCRIBED IN THE DEVELOPMENT AGREEMENT AND DECLARATIONS.
- BASIS OF BEARINGS IS N00°2724'E BETWEEN THE SOUTHEAST CORNER AND THE NORTHEAST CORNER OF SECTION 2; TOWNSHIP 4 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIA
- SEE SHEET TWO FOR NOTARY SIGNATURES OF ALL SIGNATURES EXCEPT OWNER.
- A 2-FOOT 5/8" REBAR WITH A "PSOMAS" CAP HAS BEEN SET AT PROPERTY CORNERS.
- A RECORD OF SURVEY HAS BEEN RECORDED WITH THE MORGAN COUNTY RECORDER AS
- TITLE REPORT EXCEPTIONS:

LABOLET TIOMS.

EASEMENT AGREEMENT, BY AND BETWEEN WASATCH PPAKS RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND WAY UTILITY DISTRICT, A UTAH INDEPENDENT LOCAL DISTRICT, ITS SUCCESSORS AND ASSIGNS RECORDED OCTOBER 6, 2022 AS ENTRY NO. 162094 IN BOOK 395 AT PAGE 984, (EMARTE IN MATURE)

FIRST AMENDMENT TO EASEMENT AGREEMENT RECORDED MAY 1, 2023 AS ENTRY NO. 163353 IN BOOK 399 AT PAGE 1271. (BLANKET IN NATURE)

EASEMENT AGREEMENT. BY AND BETWEEN WASATCH PEAKS RANCH, LLC. A DELAWARE LIMITED LIABILITY COMPANY AND WPR ROAD AND FIRE DISTRICT, A UTAH INDEPENDENT LOCAL DISTRICT, ITS SUCCESSORS AND ASSIGNS RECORDED OCTOBER 6, 2022 AS ENTRY NO. 163352 IN BOOK 399 AT PAGE 1284. (BLAWKET IN NATURE)

FIRST AMENDMENT TO EASEMENT AGREEMENT RECORDED MAY 1, 2023 AS ENTRY NO. 163352 IN BOOK 399 AT PAGE 1264. (BLANKET IN NATURE)

DECLARATION OF WELLHEAD PROTECTION COVENANT AND LAND USE RESTRICTIONS RECORDED MARCH 28, 2023 AS ENTRY NO. 163128 IN BOOK 399 AT PAGE 221. (SEE NOTE 21)

SHEET INDEX

SHEET 4

DEFINED TERMÉT TERMS DEFINED IN THE OWNER'S DEDICATION, RESERVATION OF EASEMENTS, AND CONSENT TO RECORD CARRY THE SAME MEANING WHEN USED IN THESE PLAT NOTES. UNDEFINED TERMS USED HEREIN THAT AND DEFINED IN THE MERITE DECLAMATION, CHART THE MEANING OWEN IN THE METER DECLAMATION, LINDEFINED TE USED HEREIN THAT ARE NOT DEFINED IN THE MASTER DECLARATION CARRY THE MEANING GIVEN IN THE LOTT

- DEVELOPMENT AGREEMENT, THE PROJECT IS SUBJECT TO ALL THE TERMS AND PROMISONS OF THAT CERTIAN DEVELOPMENT AGREEMENT ADDRESS OF THAT CERTIAN DEVELOPMENT AGREEMENT AGREEMENT AGREEMENT AGREEMENT THAT COUNTY IN AGREEMENT AGREEMENT
- CONCEPTUAL PLAN. THE PROJECT MUST COMPLY WITH THE WASATCH PEAKS RANCH CONCEPTUAL LAND USE PLAN APPROVED AS EXHIBIT B-2 TO THE FIRST AMENDMENT TO DEVELOPMENT AGREEMENT AND RECORDED AS PART OF THE SAME. AS SUCH CONCEPTUAL PLAN MAY BE AMENDED FROM TIME TO TIME.
- ZONING. THE PROPERTY RESIDES WITHIN THE WASATCH PEAKS RANCH RESORT SPECIAL DISTRICT ZONING ORDINANCE AND MUST COMPLY WITH THE SAME.

OTES (CONT.):

OTRIBUGE DOGUMENTS. THE PROPERTY IS SUBJECT TO AND THE PROJECT MUST COMPLY WITH ALL GOVERNING OCCURRENTS WHICH REQUIRE UP HE MASTER GEGLANATOR, IS BY LIVED FOR THE MASTER ASSOCIATION (MASTER FOR MASTER). THE MASTER ASSOCIATION (MASTER FOR MASTER ASSOCIATION (MASTER FOR MASTER). THE MASTER ASSOCIATION (MASTER MASTER). THE MASTER ASSOCIATION PLANT AND THE MASTER ASSOCIATION PLANT AND THE MASTER ASSOCIATION PLANT ASSOCIATION FOR MASTER ASSOCIATION MATCHES MASTER ASSOCIATION PLANT AND COLLECTIVE VIEW IN MASTER ASSOCIATION PLANT ASSOCIATION (MASTER ASSOCIATION MATCHES MASTER ASSOCIATION PLANT AND COLLECTIVE VIEW MASTER ASSOCIATION (MASTER ASSOCIATION PLANT AND COLLECTIVE VIEW MASTER ASSOCIATION PLANT ASSOCIATION AND COLLECTIVE VIEW MASTER ASSOCIATION AND COLLECTIVE VIEW MASTER ASSOCIATION (MASTER ASSOCIATION PLANT ASSOCIATION ASSOCIATION AND COLLECTIVE VIEW MASTER ASSOCIATION AND MASTER ASSOCIATION AND MASTER ASSOCIATION OF ASSOCIATION AND COLLECTIVE VIEW MASTER ASSOCIATION AND MASTER ASSOCIATION OF ASSOCIATION AND COLLECTIVE VIEW OF ASSOCIATION OF ASSOCIATION ASSOCIATION AND COLLECTIVE VIEW OF ASSOCIATION ASSOCIATION ASSOCIATION AND COLLECTIVE VIEW OF ASSOCIATION AND COLLECTIVE VIEW OF ASSOCIATION ASSOCIATION ASSOCIATION AND COLLECTIVE VIEW OF ASSOCIATION ASSOCI

- ASSOCIATION, ALL UNIT OWNERS SHALL BE MEMBERS OF THE ASSOCIATIONS AND SHALL BE REQUIRED TO PAY ASSESSMENTS AS DETAILED IN THE DECLARATIONS OR RISK PENALTIES AND FORECLOSURE.
- CLUB. ALL UNIT OWNERS SHALL BE MEMBERS OF THE CLUB AND SHALL BE REQUIRED TO PAY DUES, FEES, AND FINES AS DETAILED IN THE CLUB'S MEMBERSHIP DOC: IMPRITS
- SEWER AND WATER UTILITIES. ALL SEWER AND WATER UTILITY FACILITIES (VIET UTILITY FACILITIES) WITHIN THE PROPERTY HAVE BEEN OR MILL BE CONSTRUCTED IN WITH. THE CONSTRUCTION AND INSTALLATION OF BUCH WET PROPERTY HAVE BEEN OR MILL BE CONSTRUCTED IN WITHIN THE CONSTRUCTION AND INSTALLATION OF BUCH WET PROPERTY HAVE BEEN OR BUTH THE CONSTRUCTION AND INSTALLATION OF BUCH WET PROPERTY HAVE BEEN OR BUTH TO THE REPARK REPLACEMENT. TO REPLACE BEEN OF BUTH TO THE PROPERTY HAVE BEEN CONSTRUCTED IN THE REPARK REPLACEMENT. TO CONVEY CERTAIN DEBORRANT AND FORM OF WAY OVER PROPINGS OF THE WET OF THE WET UTILITY FACILITIES AT NO THAT SHALL ANY PERMANENT UTILITY DESTRUCT. THE PROPERTY HAVE BEEN OF THE WET UTILITY FACILITIES AND THE WEST WATER A
- ROCKY MOINTAIN FOWER EASEMENT NO ENCROCKMENT, THERE IS A GRANT OF EASEMENT FROM WIP TO ROCKY DURING FOWER, AN UNKNOOT PRICE DAYSING OF PROFESSOR AN ORGANIC CONTRACTOR (THEY) DATED APPER. A RESEARCH FOR AN UNKNOOT PRICE DAYSING OF PROFESSOR AND RESEARCH CONTRACTOR (THEY) DATED APPER. A RESEARCH CONTRACTOR AND EXAMENT SCHOOL OF THE EXPENSE PROFESSOR OF THE AND EXPENSE PROFESSOR OF THE LIMITED PURPOSES OF CONSTRUCTION, DECONSTRUCTION, DEPOCHATION, DAYSING AND EXPLANOR, REPLACING, LIMITED PURPOSES OF CONSTRUCTION, DECONSTRUCTION, DECONSTRUC
- 10 ROCKY MOUNTAIN POWER EASEMENT NOT A PUBLIC DEDICATION, REGARDLESS OF RMPS STATUS AS A "PUBLIC UTILITY" PURSUANT TO LYTAILLAW, NOTHING IN THIS PLAT OR IN THE RMP EASEMENT SHALL BE CONSTRUED AS A OR OR EDICATION OF ANY PORTION OF THE PROPERTY AS A PUBLIC AREA OR AS ANY EDICENTION OF ANY PORTION OF PROPERTY OF THE USE AND BENEFIT OF THE PUBLIC. THE PROPERTY IS BEIND CEVELOPED STRICTLY AS PART OF PROJECT, TO WHICH THE GENERAL PUBLIC SHALL HAVE NO RIGHTS, INTERESTS, OR GOLGATORY.
- GAS LINES. THERE WILL BE GAS LINES LOCATED WITHIN THE PROJECT. RUPTURE OF SAID GAS LINES MAY BE EXTREMELY HAZARDOUS TO HEALTH AND SAFETY.
- WPR RIGHTS. AS FURTHER DETAILED IN THE GOVERNING DOCUMENTS, WPR RESERVES FOR THE BEMEFIT OF ITSELF, ITS SUCCESSORS AND ASSIGNS, WITHOUT FURTHER CONSENT OF THE UNIT OWNERS OR UNIT OWNERS, THE RIGHTS TO UNILITATENLY AWEND OR MODEY, OH PROPERTY'S ZONNE ONTHITEMENTS, DEVICE/MORNET AGREEMENT AND CONCEPTUAL PLANS, (8) THIS PLAT, SOL LONG AS SUCH AMERICANENTS IN ACCORDANCE WITH COUNTY ORDINANCES AND UTAH LUKE, AND CIP SENTING UTILITY DESEMBENTS AND OTHER RESEMBENTS.
- SERTIFICATES OF COCUPANCY. THE COUNTY RESTRICTS THE COCUPANCY OF BUILDINGS WITHIN DEVICE OPERATES AS CUTLINED IN THE ADOPTED BUILDING AND RIFE CODES IT IS IN MANUAL. TO COCUPA NEUDRING LOCATED WITHIN THE PROJECT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY THE COUNTY, (MORGAN COUNTY LAND USE MANAGEMENT CODE § 1-2.3(P)).
- COMEST, ANY CONSENT, AUTHORIZATION OF APPROVAL REQUIRED IN THIS PLAT SHALL BE IN VIRTIMS IN DROBE TO BE EFFECTIVE. ANY REFERENCE IN THIS HALT TO THE CONSENT AUTHORIZATION, OR APPROVAL OF WERE SHALL REQUIRE SUCH CONSENT, AUTHORIZATION, OR APPROVAL ONLY FOR THE DURATION OF THE PERIOD OF ADMINISTRATIVE CONTROL AS DETAILED BY THE GOVERNING DOCUMENTS.
- 16 NO COUNTY MAINTENANCE. THE COUNTY IS NOT RESPONSIBLE FOR ANY MAINTENANCE WITHIN THE PROPERTY.
- AGRICAL TUBAL LASS, JANS IN THE GREENAL YOUTH OF THE PREJECT MAY BE BURGET TO CERTIFY PROTECTIONS FOR FARMING ARROWS AND GREEN LAUR JUSTER PROTECTIONS IN SUCH PROTECTION BEAM WELLOW CONTROL BEST AND OF THE WEBS. CORRECTION SERVICE AND OF THE WEBS. CORRECTION SERVICE AND OF THE WEBS. CORRECTION SERVICE AND OF THE PRESENT AND COLD THE PRESENT BE DEBUTED AN ANIMANCE OF THE PRESENT AND COLD THE PRESENT AND COLD THE PRESENT AND COLD THE PRESENT AND COLD THE PRESENT AND CONTROL TO THE PRESENT AND CONTROL CAMMON MISSIANCE ON THE PRESENT AND CONTROL CAMMON CONTROL CAMMON MISSIANCE ON THE PRESENT AND CONTROL CAMMON CAMMON CONTROL CAMMON CONTROL CAMMON CAMMON CONTROL CAMMON CONTROL CAMMON CONTROL CAMMON CAMMON CONTROL CAMMON CONTROL CAMMON CAMMON CONTROL CAMMON CONTROL CAMMON CA
- RESERVED PARCEL, SUBJECT TO THE TERMS AND CONDITIONS OF THE GOVERNING DOCUMENTS AND IN CONFORMANCE WITH ALL STATE AND LOCAL LAWS, PARCEL 7 IS RESERVED AS CONVERTIBLE LAND AND FOR ALL OTHER FITTING PERMITTER LIBES.
- MANAGEMENT OF COMMON AND LIMITED COMMON AREAS. THE LOFT DECLARATION PROVIDES STANDARDS AND PROCEDURES FOR THE USE, MANAGEMENT, MAINTENANCE, AND OPERATION OF THE COMMON AREAS AND LIMITED COMMON AREAS SHOWN ON THIS PLAT.
- VERTICAL EXTENT OF UNITS. THE UNITS SHOWN ON THIS PLAT ARE NOT DIVIDED ALONG HORIZONTAL PLANES, AND THERE ARE NO LIMITS TO THE VERTICAL EXTENT OF THE UNITS. TO THE EXTENT PERMITTED BY APPLICABLE U.W., GRAITED TO OR OWNED BY ANY PEDERAL, STATE, COLINY, MINICIPAL, OR PRIVATE ENTITY, EACH UNIT OWNERS PROPERTY NITEREST EXTENDS TO ALL AIRSPACE ABOVE AND ALL SUBTERRANEA SPACE BELOW THE AREA LABELLOS AT THE APPLICABLE UNIT OF THIS PLAT.
- WELHEAD PROTECTION COVENMY, THE PROPERTY IS SUBJECT TO THAT CERTAIN DECLARATION OF WELHEAD PROTECTIONS COVENANT AND LIAND USE RESTRICTIONS DATED MARGH 22, 2023, AND RECORDED IN THE OFFICIAL RECORDS ON MARCHAS, 2023, AS ENTRY IN 0, 48128 IN 800% 394 FARGE 21 WINGLIFEAD PROTECTION COVENANT CONTAINS RESTRICTIONS TO PROTECT THE OPERATION OF CERTAIN WELL FACULTES, MINGLING LEAST LOCATED AND THE PROPERTY.

EASEMENT NOTES:

RESERVED FASEMENT NOTES

PURSUANT TO THE DECLARATIONS AND THE OWNER'S DEDICATION, RESERVATION OF EASEMENTS, AND CONSENT TO RECORD, WPR HAS RESERVED UNTO ITSELF:

(A) CERTAIN PERPETUAL, NON-EXCLUSIVE EASEMENTS AND RIGHTS OF WAY, INCLUDING, WITHOUT LIMITATION, THE EASEMENTS DESCRIBED IN TIEMS 1 - A BELOW (RESERVED EASEMENTS) ON, OVER, UNDER AND ACROSS VARIOUS EASEMENT AGEN, WITHIN THE PROPERTY AND ALSO DESCRIBED IN TIEMS 1-8 BELOW (RESERVED EASEMENT AREAS) FOR THE BENEFIT OF WPR, THE ASSOCIATION, THE CLUB, AND THE DISTRICTS;

(8) THE RIGHT TO CONVEY, LICENSE, TRANSFER, OR OTHERWISE ALIENATE THE RESERVED EASEMENTS IN WHOLE OR IN PART;

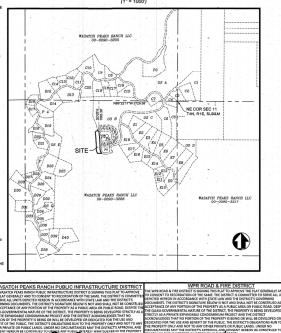
(C) THE RIGHT TO CONVEY ADOTTIONAL NON-EXCLUSING EASEMENTS, SUBEASEMENTS, AND LICENSES IN, OVER, ON, OR THROUGH THE RESERVED EASEMENT AREAS TO, WITHOUT LIMITATION, PUBLIC AND PRIVATE UTILITY PROVIDERS, LOCAL SERVICE DISTRICTS, CONTRACTORS, SUBCONTRACTORS, AND AGENTS TO FLUFIL ANY OR ALL DRUGHTONS OF VIPE, THE ASSOCIATION, THE CLUB, OR THE DISTRICTS PURSUANT TO STATE AND LOCAL LAW, THE DEVELOPMENT AGREEMENT, OR

(D) THE RIGHT TO FURTHER LIMIT, DEFINE, AND DESCRIBE THE RESERVED EASEMENT AREAS, AND TO RECORD SUCH DESCRIPTIONS IN THE OFFICIAL RECORDS.

THE RESERVED EASEMENTS INCLUDE EACH AND ALL OF THE FOLLOWING:

- THE STATE OF THE S
- SIG FACULTY EASEMENT, A BLANKET EASEMENT AND RIGHT OF WAY OVER THE PROPERTY EXCEPTING ONLY THE UNITS (SW. FACULTY EASEMENT AREA) FOR THE DESIGN, CONSTRUCTION, INSTALLATION, REMOVAL, REPAIR, REPAIR, CREPLACEMENT, OPERATION, AND ANATOMACH OTHER DOSFACILIEST THAT MAY SECONSTRUCTED AND INSTALLED AT THE DESCRIPTION OF WAY, OR, AFTER THE EXPIRATION OF THE PERIOD OF ANMINISTRATIVE CONSTRUCTION, AT THE DESCRIPTION OF THE CAUSE.
 - SMOY STORAGE EASEMENT, A BLANKET EASEMENT AND RIGHT OF YMY OVER THE PROPERTY EXCEPTING ONLY THE UNITS CROWN STORAGE EASEMENT AREA FOR THE LOCATION, RELOCATION, MOVEMENT, AND STORAGE OF SNOWY HOR ROADWAYS AND PRIVATE LARIES WITHIN THE PROPERTY. WPR ALSO RESERVES UNTO ITSELF THE RIGHT TO FURTHER DESIGNATE, EIPHEL, LOCATE, RELOCATE, AND MODIFY SPECIFICALLY DEPICES SNOW STORAGE EASEMENTS.
- DISTRICT FASEMENT, A BLANKET EASEMENT AND RIGHT OF WAY OVER THE PROPERTY EXCEPTING ONLY THE UNITS (DISTRICT EASEMENT AREA) FOR INDRESS, EGNESS, AND USE AS MAY BE REASONABLY REQUIRED TO ADDRESS BERNEIGHDY STRINDAR, MAD TO FLUTH. THE DISTRICTS UNITS AND GENLAGATION PREMIABLY TO THAT HAW, THE DEVLOYMENT AGREEMENT, THE GOVERNING DOCUMENTS, AND ANY AND ALL OTHER AGREEMENTS CREATING SUCH DUTIES AND DIGITATIONS IN THE DISTRICTS UNITS.

WASATCH PEAKS RANCH NORTH VILLAGE, LOFT TOWNHOMES, PLAT A VICINITY MAP



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

I, SHAWN R. VERNON, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER TITLE S8, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, HOLDING LICENSE NO. 874404 DO HEREBY CERTIFY THAT BY AUTHORITY OF THE OWNERS, HAVE COMMETED A SURVEY OF THE TRACT OF LAND DESCRIBED HEREWITH, IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERRIED ALL MACAJUREMENTS, AND MAY ERREBY SUBDIVIDED AND TRACT, HOWN HEREBACTER AS:

WASATCH PEAKS RANCH NORTH VILLAGE LOFT TOWNHOMES, PLAT A

AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN PLACED ON THE GROUND AS REPRESENTED ON THE PLAT HEREON. I FURTHER CERTIFY THAT THIS CONDOMINUM PAT COMPUES WITH THE PROVISIONS OF SECTION 57-41-5(1)(9) OF THE UTAN CONDOMINUM OWNERSHIP ACT.

SHAWN R. VERNON

11.2723

WNER'S DEDICATION, RESERVATION OF EASEMENTS, AND CONSENT TO RECORD

SURVEYOR'S CERTIFICATE

SIGNED THIS 27 DAY OF NOV. , 20 23

SHAWN R. VERNON

PROFESSIONAL LAND SURVEYOR LICENSE NO. 8744084

WASATCH PEAKS RANCH, LLC, A DELATWARE LIMITED LIABILITY COMPANY (YMPR) IS OWNER OF CERTAIN LAND DESCRIBED HEREON (PROPERTY) AND IS DECLARANT, AS DEFINED IN AND PURSUANT TO (1) THAT CERTAIN (A) MASTER DELCARATION OF COVENNIS, COMPIONS, RESTRICTIONS, AND RESERVATION OF EXEMBNIS FOR WASATCH PEAKS PANCH LATED APRIL 6, 2022 AND RECORDED MAY 3, 2022 IN THE OFFICIAL RECORDS OF THIS MORGAN COLUMY RECORDERS OFFICE, MORGAN COLUMY, UTAH (OFFICIAL RECORDS) SA BRITY, NO 1693S IN MORAN COURTY RECORDERS OFFICE. MORAN COURTY, LITH COPPICAL RECORDS AS ENTY WS. 19638 IN BOOK 39, PAGE 126, EFRET SUPPLEMENT, DECLARATION FOR WASHING PERSON AS PAGE 126, AND RECORDS IN THE CHARACTER COURTS AS ENTY WS. 19638 IN BOOK 39, PAGE 126, AND RECORDS IN THE CHARACTER COURTS AS ENTY WS. 19634 IN BOOK 39, PAGE 126, AND RECORDS IN THE CHARACTER COURTS AS ENTY WS. 19634 IN BOOK 39, PAGE 126, AND RECORDS IN THE CHARACTER COURTS AND RECORD AS ENTY WS. 19634 IN BOOK 39, PAGE 126, AND RECORDS IN THE CHARACTER COURTS AND RECORD AS ENTY WS. 19634 IN BOOK 39, PAGE 126, AND RECORD AND RECORDS AND RECORD AS ENTY WS. 19634 IN BOOK 39, PAGE 126, AND RECORD AS ENTY WS. 19634 IN BOOK 39, PAGE 126, AND RECORD AS ENTY WS. 19634 IN THE CHARACTER COURTS AND RECORD AS ENTY WS. 19634 IN THE CHARACTER COLLECTION AS AND REPORT RECORDS IN THE CHARACTER COLLECTION AS AND REPORT RECORDS IN THE CHARACTER COLLECTION AS AND REPORT RECORDS AND RECORD AS ENTY WS. 19634 IN THE CHARACTER COLLECTION AS AND RECORD AS ENTY WS. 1964 IN THE CHARACTER COLLECTION AS AND RECORD AS ENTY WS. 1964 IN THE CHARACTER COLLECTION AS AND RECORD AS AN

WHI RESERVE SERVICE FOR THE ISSETT OF TIELE, WASCHICK PLANCH PLANS RANCH MUSEOWERS ASSOCIATION, INC. A TOWN-BURST WASCHICK PLANCH PLANS RANCH MUSEOWERS ASSOCIATION, INC. A TOWN-BURST OWNERS, ASSOCIATION, INC. A UTHAN HOSPIGHT CORPORATION, CLUB LC. A UTHAN HOSPIGHT CORPORATION, CLUB LC. A UTHAN HOSPIGHT CORPORATION, CLUB LC. A UTHAN HATTED ASSOCIATION, WASCHICK PLANCH PLANCH PLANCE LUB LC. A UTHAN HATTED BESTOCKED, WASCHICK PLANCH PLANCH PLANCE CORPORATION, PLANCH PLANCE PLA

MOR PURTHER RESERVES FOR THE SEMESTIT OF THE AFOREMENTIONED PARTIES SHOW STORAGE EXEMENTS, BOY FACILITY ASSESSMENTS, GEOTERMINGL EXEMENTS, COCCESSION, CONTRACT SEMESTING, GEOTERMINGL EXEMENTS, GEOTERMINGL SEMESTATION, CONTRACT SEMESTING, GEOTERMINGL, ALL OWINTS, AS THE SAME ARE DEPICTED HEREN, FOR THE PURPOSES DETAILED IN THIS PLAT AND THE DECLARATION.

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

NOTHING IN THIS PLAT SMALL BE CONSTRUED AS A GRANT OR DEDICATION OF ANY PORTION OF THE PROPERTY AS A PUBLIC AREA OR PUBLIC RADO OR AS A DEDICATION OF ANY PORTION OF THE PROPERTY FOR THE USE AND SENSET OF THE PUBLIC RADO SENSET SENSET OF THE PUBLIC REPORDER IS SENSE DEVELOPED SENSET. AS A PRIVATE EXPANDIAGE CONCOMMINAM PROLECT, WHICH IS PART OF A LARGER PRIVATE MASTER PLANNED RECREATIONAL COMMUNITY, TO WHICH THE GENERAL PUBLIC SHALL MAYER OR ROTES ACCESS, INTEREST, OR GELECATIONAL.

DERIGINATION FUNDED SHALL MAKE IN INCHITES, ACCESS, INTERESTS, OR CILLIATIONS IN INCEDED HEREON AS "COMMON AREA" OR SAME AND AREA OR SAME OR S

WASATCH PEAKS RANCH, LLC. A DELAWARE LIMITED LIABILITY COMPANY BY: WASATCH PEARS RANCH MANAGEMENT, LLC, ITS M
BY: NAME:ED SCHART?
ITS: AUTHORAZEP OFFICER

ACKNOWLEDGEMENT

STATE OF UTAH OUNTY OF SALT LAKE

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS <u>18</u>; DAY OF <u>MONEY 20.25</u> BY ED SCHALTZ, IN HIS CAPACITY AS AIRTHOGROUP OFFICER FOR WARATCH PEAKS BANCH MANAGEMENT, I.C., MANAGER OF WARATCH PEAKS BANCH, I.I.C., A DECEMBER WITH CLARGE TO WARATCH PEAKS BANCH, I.I.C., A DECEMBER WITH CLARGE TO WARATCH PEAKS BANCH, I.I.C., A DECEMBER WAS ALL TO WARATCH PEAKS BANCH, II.I.C., A DECEMBER WAS ALL TO WARATCH PEAKS BANCH, III.C., A DECEMBER WAS ALL TO WARATCH PEAKS BANCH, III.C., A DECEMBER WAS ALL TO WARATCH PEAKS BANCH WAS ALL TO WARATCH PEAKS BANCH WAS ALL TO WARATCH PE NOTARY JULY LINE LAKEYAND KINE TRELIDING T SALT LAKE CITY UTAH
AY COMMISSION EXPIRES DOV 2, ZOLS
COMMISSION NUMBER TO 1223
COMMISSION NUMBER TO 1223

WASATCH PEAKS RANCH NORTH VILLAGE LOFT TOWNHOMES, PLAT A AN EXPANDABLE CONDOMINIUM PROJECT FIRST AMENDMENT OF PARCEL 7 FIRST I MINERUMENT OF PARGUE!

FINAL PLAT WASATCH PEAKS RANCH PLAT 1, FIRST AMENDMENT
LOCATED IN THE NORTH HALF OF SECTION 11

TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M
MORGAN COUNTY, UTAH

RECORDED # 165229 STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF

DATE: 2-16-2024 TIME: 9:03 am BOOK: 406 PAGE: 1387 -1391

s 268.00 Shanelle McFarland

MORGAN COUNTY RECORDER Deputy

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

SHEET 1 TITLE, NOTES AND VICINITY MAP
SHEET 2 ACKNOWLEDGMENTS
SHEET 3 OVERALL AND PRIVATE AREA DETAIL

EASEMENT, LIMITED COMMON AREA DETAILS EASEMENT, LIMITED COMMON AREA DETAILS

NTS 8SPG020100

MORGAN COUNTY ATTORNEY APPROVED AS TO FORM SIGNED THIS 11th DAY OF TONGEN 2024.

WASATCH PEAKS RANCH HOMEOWNERS ASSOCIATION, INC., A UTAH NONPROFIT OF THE PEAK OFF, AND THE PEAK OFF, UTAH ASSISTED OF THE PEAK OFF, UTAH ASSISTED MORGAN COUNTY PLANNING COMMISSION THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS RECOMMENDED FOR APPROVAL BY THE MORGAN COUNTY PLANNING COMMISSION

SIGNED THIS 8 DAY ON JANUARY 20 24

MORGAN COUNTY ENGINEER APPROVED THIS 17 DAY OF TAN 2024

WPR UTILITY DISTRICT

SIGNING THIS PLAT TO APPROVE THE PLAT GENERALLY AND TO CONS
AME. THE DISTRICT IS COMMITTED TO SERVE ALL UNITS DEPICTED HERE

THE DISTRICT SERVESHING DOLUMENTS. THE DISTRICTS

THE DISTRICT SERVESHING DOLUMENTS. THE DISTRICTS

URE BELOW IS NOT AND SHALL NOT BE CONSTRUED AS ACCEPTANCE OF ANY PORTION OF TI

WPR UTILITY DISTRICT

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND THE OWNER'S DEDICATION ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSI OF MORGAN COUNTY, UTAH. SIGNED THIS YE DAY OF JAMES 20 24 CHAIRMAN MORGAN COLINTY COMMISSION

WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRIC

MASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT

MORGAN COUNTY COMMISSION

Carys Dick

COUNTY CLERK, MORGAN COUNTY

HEREBY CERTIFY THAT THE MORANG COUNTY SURVEYOR'S OFFICE HEREBY CERTIFY THAT THE MORANG COUNTY SURVEYOR'S OFFICE HEREBY CERTIFY THAT THE MORANG COUNTY OFFICES. THE APPROVAL OT THIS RECORD IN THE MORANG COUNTY OFFICES. THE APPROVAL OT THIS PLAY OF THE MORANG COUNTY OFFICES THE APPROVAL OT THIS PLAY OF THE MORANG COUNTY OWNEYOR DO BOS ON THE LIFE THE HEREBY THE THE COUNTY OFFICES. THE APPROVAL OF THIS PLAY OF THE MORANG COUNTY OWNEYOR DO BOS ON THE MORANG COUNTY OWNEYOR DO BOS ON THE PROVINCE OF THE MORANG COUNTY OWNEYOR DO BOS ON THE MORANG COUNTY OWNEYOR THE

SIGNED THIS 29 DAY OF JANUARY 2024

MORGAN COUNTY SURVEYOR

SHEET

1 OF 5

Sant Sant

WASATCH PEAKS RANCH HOMEOWNERS ASSOCIATION

BY SIGNING THIS PLAT, THE ASSOCIATION ACCEPTS THE DEDICATION AND C ASSOCIATION OF ASSOCIATED PROPERTY FOR THE PURPOSES SET FORTH IN

Allsens N, MORGAN COUNTY PLANNING COMM

36 SOUTH STATE STREET, SUITE 500 SALT LAKE CITY, UTAH 84111

WASATCH PEAKS RANCH NORTH VILLAGE LOFT TOWNHOMES, PLAT A

AN EXPANDABLE CONDOMINIUM PROJECT FIRST AMENDMENT OF PARCEL 7 FINAL PLAT WASATCH PEAKS RANCH PLAT 1, FIRST AMENDMENT LOCATED IN THE NORTH HALF OF SECTION 11 TOWNSHIP 4 NORTH, RANGE 1 EAST, SLB & M MORGAN COUNTY, UTAH

SURVEYOR	ACKNOWL	EDGEMENT

STATE OF UTAH COUNTY OF SALT LAND

COMMISSIONED IN STOTE OF DANK



MORGAN COUNTY ENGINEER ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF Morgan

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 1.1 DAY OF JACKET 2021 BY MORE ME THE CAPACITY AS MORGAN COUNTY ENGINEER.

NOTARY MICHAEL THACKERY
NAME MICHAEL THACKERY
RESIDING AT MOTAGE LALLA
MY COMMISSION EMPIRES DCc. 1, 2021
COMMISSIONED IN LILLAN
COMMISSIONED IN LILLAN



WPR UTILTIY DISTRICT ACKNOWLEDGEMENT

COUNTY OF SALT LAKE

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS ZO DAY OF NOVEMBER 2023 BY GARN DERCE. IN HIS/HERTHEIR CAPACITY AS A REPRESENTATIVE

GARY DERCE OF WPR UTILITY DISTRICT NOTARY WILLIAM LINES OF THE STATE OF THE STA COMMISSION NUMBER 121223
COMMISSIONED IN STATE OF UTAH



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

COUNTY OF SALT LAKE

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS C.S. DAY OF MOUBLET 20.25 BY BRUN NESTOROFF. IN HISHER/THEIR CAPACITY AS VICE PRESIDENT OF WASATCH PEAKS RANCH HOMEOWNERS ASSOCIATION, INC., A ITAH NONPRORIT COPPORATION.

NOTARY JUNE WILL NAME LACEYAND KISKO MY COMMISSION EXPIRES DOU 2, 7025
COMMISSION DIMBER 12 1223
COMMISSIONED IN STATE OF UTAH



MORGAN COUNTY SURVEYOR ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF MAIGAN

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF JANUARY 20²⁴ BY JEREMIAN COUNTY SURVEYOR.

NOTARY COMMISSION EPPRES MAYON 17, 1027
COMMISSION MURRET #12022B
COMMISSION EXPRES MAY DEPTE TO THE TOTAL TH



MORGAN COUNTY PLANNING COMMISSION ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF MOTOON

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 8th DAY OF Junear 2024 BY Debite Session 2 OF THE CAPACITY AS A REPRESENTATIVE OF MORGAN COUNTY PLANNING COMMISSION.

NOTARY THE SWEETS TO SHEET THE STATE OF THE



WPR ROAD & FIRE DISCTRICT ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SALT LAKE

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 78. DAY OF NOVEMBER 2025 BY OF WPR ROAD & FIRE DISTRICT.

NOTARY JULY 1 LISEO

NAME LACEYAAN VISCO

RESIDING AT SALT LAKE CITY, UTAH
MY COMMISSION EXPIRES 120 2, 7225

COMMISSIONED IN STATE OF UTAH



MORGAN COUNTY COMMISSION ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF MOVALN

NOTARY AND THE OF MORGAN COUNTY COMMISSION OF THE PROPERTY COMMISSION EXPRESS MAYCH 17, 1071
COMMISSION EXPRESS MAYCH 17, 1071
COMMISSION MINERS # 73-1108
COMMISSION STATE OF UTAH



MORGAN COUNTY ATTORNEY ACKNOWLEDGEMENT

STATE OF UTAH COUNTY OF Morgan

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF JEMESTY 202H BY GALTECT Smith MORGAN COUNTY ATTORNEY.

NOTARY MICHAEL THACKERY
NAME MICHAELE THACKERY
RESIDENCE THACKERY
RESIDENCE THACKERY
RESIDENCE THACKERY
COMMISSION EXPRES 134 155
COMMISSIONED IN LALEAL



WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT ACKNOWLEDGEMENT

STATE OF UTAH

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS $\frac{Z_0}{N}$ DAY OF NOWLEDGE 2023 BY $\frac{Z_0}{N}$ DAY OF NOWLEDGE 2023 BY $\frac{Z_0}{N}$ IN HISHERTHEIR CAPACITY AS A REPRESENTATIVE OF WASACH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT.

NOTARY LUCY WASHIND PARS RANGE PUBLIC
NOTARY LUCY AND UKISKO
NAME LACEPANN UKISKO
MY COMMISSION EXPIRES NOV 2, 2025 COMMISSION NUMBER 721223 COMMISSIONED IN STATE OF UTAH



	11/27/2023		SRV	RECORDED# \65229
	PLOT DATE:		DRAFTED	STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
	NA NA	PSOMAS	SRV .	
SHEET	PROJECT HUMBER 8SPG020100	11456 South Temple Drive, Suite 200 South Jordan, UT 84095 (801) 270-5777 (801) 270-5782 (FAX)	СЕА	DATE:
2 OF-5	8373020100			FEE MORGAN COUNTY RECORDER

