



RECORDING REQUESTED BY:

FIRST AMERICAN TITLE INSURANCE COMPANY

ENT 6148:2003 PG 1 of 26 RANDALL A. COVINGTON UTAH COUNTY RECORDER 2003 Jan 14 12:07 pm FEE 158.00 BY SS RECORDED FOR MOUNTAIN HOME DEVELOPMENT

WHEN RECORDED, MAIL TO:

MOUNTIAN HOME DEVELOPMENT CORPORATION 1520 W. 3600 N. LEHI, UT 84043

(Space Above for Recorder's Use)

Supplemental Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements For Traverse Mountain Hunter Chase

Supplemental Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements For Traverse Mountain Hunter Chase

This Supplemental Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain ("Supplemental Declaration") is made by IRC/TRAVERSE MOUNTAIN, INC., a Utah corporation ("Neighborhood Builder"), and MOUNTAIN HOME DEVELOPMENT, CORPORATION, a Utah corporation ("Declarant"). Unless otherwise indicated, all capitalized terms used in this Supplemental Declaration are given the same meanings as in the Master Declaration defined in the Preamble of this Supplemental Declaration. This Supplemental Declaration shall be interpreted according to the rules established in Section 1.69 of the Master Declaration except that references in this Supplemental Declaration to Sections and Exhibits are to Sections of and Exhibits to this Supplemental Declaration.

PREAMBLE:

- A. On August 29, 2001, Declarant executed a Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain which was Recorded on August 31, 2001, as Entry No. 88405:2001, and amended by a First Amendment thereto, Recorded on August 12, 2002, as Entry No. 92301:2002, both in the Official Records of Utah County, Utah ("Official Records"), which may be further amended and restated (collectively, the "Master Declaration"). The Master Declaration is binding upon all Owners of Lots and Condominiums in the master planned development known as Traverse Mountain ("Properties").
- B. Neighborhood Builder is the record owner of certain real property ("Residential Property") in Lehi City, Utah County, Utah, described on Exhibit "RA."
- C. Neighborhood Builder is the record owner of certain real property ("Annexed Master Association Property") in the Lehi City, Utah County, Utah, described on Exhibit "MP." The Annexed Master Association Property and the Residential Property are collectively referred to in this Supplemental Declaration as "Hunter Chase."
- D. Hunter Chase is part of the Annexable Territory defined in Section 1.2 of the Master Declaration.
- E. Declarant is the Declarant defined in Section 1.21 of the Master Declaration. Neighborhood Builder is a Neighborhood Builder as defined in Section 1.49 of the Master Declaration. Neighborhood Builder wishes to add Hunter Chase to the Properties in accordance with Article XVI of the Master Declaration and impose the restrictions contained in the Master Declaration and this Supplemental Declaration on Hunter Chase.

THEREFORE, DECLARANT AND NEIGHBORHOOD BUILDER DECLARE AS

FOLLOWS:

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- 1. **Designation of Neighborhood Builder**. Declarant designates Neighborhood Builder as a "Neighborhood Builder" defined in Section 1.49 of the Master Declaration. Declarant and Neighborhood Builder agree that Neighborhood Builder (i) may exercise all of the powers and exemptions of a Neighborhood Builder under the Master Declaration, and (ii) is responsible for performing all duties of a Neighborhood Builder under the Master Declaration.
- 2. Annexation. Neighborhood Builder and Declarant declare that Hunter Chase is added to and made a part of the real property subject to the Master Declaration, as a Phase of the Properties. This Supplemental Declaration is a "Supplemental Declaration" defined in Section 1.64 of the Master Declaration Recorded in compliance with Article XVI of the Master Declaration.

3. Land Classifications.

- 3.1 Residential Area. The Residential Property is designated as a portion of the Residential Area, defined in Section 1.62 of the Master Declaration. All Owners of Lots in Hunter Chase shall automatically become Members of the Master Association.
- 3.2 Master Association Property. Unless otherwise provided in this Supplemental Declaration, the Master Association shall commence maintaining all property in Hunter Chase that it is obligated to maintain concurrently with the commencement of Common Assessments in Hunter Chase.
 - 3.2.1 <u>Annexed Master Association Property</u>. The Annexed Master Association Property is designated as a portion of the Master Association Property defined in Section 1.40 of the Master Declaration. The Annexed Master Association Property shall be conveyed to the Master Association prior to the first Close of Escrow for the sale of a Lot in Hunter Chase, as provided in the Master Declaration.
 - 4. Common Area. There is no Common Area in Hunter Chase.
 - 5. Special Benefit Area. Hunter Chase is not part of a Special Benefit Area.
- 6. Neighborhood. The Residential Property shall be a portion of the Hunter Chase Neighborhood, which is a Neighborhood as defined in Section 1.47 of the Master Declaration. The Hunter Chase Neighborhood shall be composed of all of Lot No. 7 of Plat "A" that is annexed to the Properties.

The Neighborhood Representative and alternate shall be selected as provided in Section 4.5.1 of the Master Association Bylaws and shall serve the terms in accordance with Section 4.5.2 of the Bylaws.

- 7. **Assessment Obligations**. The rights and obligations of all Owners of Lots located in Hunter Chase with respect to assessments are as set forth in the Master Declaration and this Supplemental Declaration. All assessments provided for in the Master Declaration shall commence as to Lots in Hunter Chase on the day of the first Close of Escrow for the sale of a Lot in Hunter Chase.
- 8. Amendment and Duration. This Supplemental Declaration may be amended in accordance with Sections 16.4.1 and 16.4.2 of the Master Declaration. The Board may also amend this Supplemental Declaration to (i) conform to applicable law, (ii) correct typographical errors, and (iii) change any exhibit or portion of an exhibit to conform to as-built conditions. So long as Declarant or a Neighborhood Builder owns any portion of the Properties or the Annexable Area, any amendment adopted by the Board must also be approved by the Declarant. After the first Close of Escrow in Hunter Chase, all other amendments to this Supplemental Declaration must be made by complying with the requirements of Section 14.2 of the Master Declaration. Unless amended or terminated, this Supplemental Declaration shall continue and remain in full force and effect for so long as the Master Declaration remains in effect.
- 9. **Equitable Servitudes and Covenants Appurtenant**. This Supplemental Declaration and the Master Declaration are imposed as equitable servitudes upon Hunter Chase and each Lot therein, as a servient tenement, for the benefit of each and every other Lot and Condominium within the Properties and the Master Association Property, as the dominant tenements. The covenants, conditions and restrictions of this Supplemental Declaration and the Master Declaration shall run with, and shall inure to the benefit of and shall be binding upon all of Hunter Chase, and shall be binding upon and inure to the benefit of all Persons having, or hereafter acquiring, any right, title or interest in all or any portion of Hunter Chase, and their successive owners and assigns.
- 10. **Governing Documents**. This Supplemental Declaration is Recorded pursuant to Article XVI of the Master Declaration, is a part of the Governing Documents, and may be enforced as provided in the Master Declaration.
- 11. **No Representations or Warranties.** No representations or warranties, express or implied, have been given or made by Declarant, the Neighborhood Builder, Master Association or their agents in connection with the Properties, its physical condition, zoning, compliance with laws, fitness for intended use, or in connection with the subdivision, sale, operation, maintenance, cost of maintenance, taxes or regulation thereof as a master planned community, except as provided in this Supplemental Declaration or the Master Declaration, provided by Neighborhood Builder to the first Owner of a Lot.

[Signatures on following page]

This Supplemental Declaration has been executed on U be effective as of the date of its Recordation. MOUNTAIN HOME DEVELOPMENT, CORPORATION Print Name: Stephen L. Christensen Title: President "Declarant" STATE OF UTAH)) ss. **COUNTY OF UTAH** The foregoing instrument was acknowledged before me this Oxfober day of , 2002, by STEPHEN L. CHRISTENSEN, an individual residing in the State of Utah, as the President of MOUNTAIN HOME DEVELOPMENT CORPORATION, a Utah corporation. Said STEPHEN L. CHRISTENSEN acknowledged before me that he executed the foregoing on behalf of MOUNTAIN HOME DEVELOPMENT, CORPORATION, a Utah corporation.

NOTARY PUBLIC
STATE OF UTAH
My Commission Expires
May 10, 2005
JULIA MARTINDALE
1520 West 3600 North
Lehi, Utah 84043

Residing at: Lehi, Utah

My Commission Expires: May 10, 2005

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	INNOVATIVE COMMUNITIES, INC. a
	Utah corporation
	Ву:
	Name: Tom Dopron
	IIs:
	"Neighborhood Builder"
STATE OF UTAH	
COUNTY OF)	SS.
The feather	. II
Inc toregoing instrum	ent was acknowledged before me this 2th day of non- , an individual residing in the State of INNOVATIVE COMMUNITIES, INC., a Utah corporation.
Said	INNOVATIVE COMMUNITIES, INC., a Utah compraise
behalf of INNOVATIVE COMMUNIT	icknowledged before me that he executed the foregoing on IES, INC., a Utah corporation.
	Notary Public
	Residing at:
	My Commission Expires:

	IRC/TRAVERSEMOUNTAIN, INC. a Utah corporation
	By:
	Name:
	Its:
	"Neighborhood Builder"
STATE OF UTAH)	
STATE OF UTAH) ss. COUNTY OF)	
,, by Utah, as the authorized representative of IRC	was acknowledged before me this day of, an individual residing in the State of CTRAVERSE MOUNTAIN, INC., a Utah corporation. owledged before me that he executed the foregoing on NC., a Utah corporation.
	Notary Public
	Residing at:
	My Commission Expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California	•
State of California	l
County of <u>Jan Diego</u>	SS.
County of Susy Stego	——)
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personally appeared Thomas A	Dohran
personally appeared	Name(s) of Signer(s)
	personally known to me
	preved to me on the basis of satisfactory
	·evidence
	to be the person whose name (x) (s) are
	subscribed to the within instrument and
	acknowledged to me that he she/they executed
VICKI A. TOWNSEND	the same in his her/their authorized
Commission # 1214100	capacity(i🏍), and that by hiể/h er/thei r
Notary Public - California	signature(s) on the instrument the person(s), or
San Diego County My Comm. Expires Apr 20, 2003	the entity upon behalf of which the person
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	WITNESS my hand and official 綱 al.
	Viele an James
Place Notary Seal Above	Signature of Notary Public
OF	PTIONAL ————
Though the information below is not required by lat	w, it may prove valuable to persons relying on the document and reattachment of this form to another document.
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EXHIBIT "RA"

See the lots marked Lots 1 through 94 on the attached Plat Maps for Plat "A" Lot 7.

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CHORD	BEARING
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50.02	N36"11"52"V
101.50	\$37*37'48"E
104.43	N37"37"48"W
107.35	537° 37' 48"E
10.62	N38"57"01"W
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71.15	433.23.43.A
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22.96	N46'55'24'V
24.89	N48*13'35"W
37.24	N18*10'24'V
37.00	H17*52'06"E
44.22	M57.51.01.E
14.49	M86.00, 45 E
8.34	×76" 48" 19"E
116.72	\$16°22'30"



URBAN WILDLAND INTERFACE

AREA TABULATION

TOTAL ACREACE = 25.459
LOT ACRES = 5.297
= OF LOTS = 39
COMMON AREA = 3.475
ROAD ACRES = 2.361
LAME MILES OF ROAD = 0.344

NOTES

THIS AREA IS SUBJECT TO THE MORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE, FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.

STORM WATER DETENTION IS IN THE POND "A" DETENTION BASIN IN TRAVERSE WIN. PLAT "A" CAPACITY MEDEOD = 31.000 CU. FT. (5.8%) ENTIRE LOT 7 (15.000 CU. FT. THIS PLAT)

FOLMO "" REBAR AND CAP"
" SET "" REBAR AND CAP
" SET 3" BRASS CAP

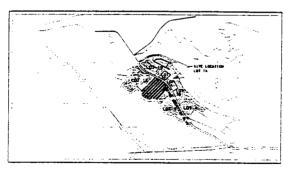
ALL F.U.E.'S ARE 10' WIDE UNLESS OTHERWISE HOTED.

ZONING: PLANNED COMMUNITY WEDIUM DENSITY.
THE AREAS DESIGNATED MEREON AS T.M. UTILITY ARE PRIVATE
UTILITY EASEMENTS AND ARE NOT DEDICATED FOR USE BY THE
COMPRAL PUBLIC BUT ARE FOR THE USE OF THOSE PRIVATE
UTILITIES AND TELECOMMUNICATIONS PROVIDERS AUTHORIZED BY
SUBDIVIDER. ITS SUCCESSORS AND ASSIGNS. PURSUANT TO A
WRITTEN AGREEMENT

ALL COMMON AREA TO BE DIRECT & MAINTAINED BY HOME DWNERS ASSOCIATION INDIVIDUAL LOT VILL BE RESPONSIBLE TO HAVE DWN DRAIMAGE. HOME OWNERS ASSOCIATION WILL OWN AND MAINTAIN LANDSCAPING ALONG TRAVERSE MCUNTAIN BLYD.

FILL AREAS

LOTS 2-14 & 24-26
FILL HAS BEEN PLACED ON THESE LOTS.
EMGINEERING CERTIFICATE MAY BE REQUIRED.



VICINITY MAP

ACKNOWLEDGEMENT (CORPORATE)
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COUNTY OF UTAH S.S.

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HUNTER CHASE SUBDIVISION PHASE ONE

A RESIDENTIAL SUBDIVISION INCLUDING A VACATION OF TRAVERSE MOUNTAIN PLAT "A" LOT 7

_LEHICITY

Plat 7A (2002) Lot 7 - phase /

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BOUNDARY DESCRIPTION

COMMENCING AL A POINT WHICH IS WEST 4084.70 FEETAND NORTH 1471.81 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, LOWNSHIP 4 SOUTH, RANGE 1 EAST.

SALI LAKE BASE & MIRIDIAN: THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
N26° 21'12"W	712.66	THENCE:
ALONG AN ARC	547.56'	ALONG A 1245.00' RADIUS CURVE TO THE LEFT THOUGH A CENTRAL
		ANGLE OF 27° 05'23", BLARING N.59° 53'53"W 584.27"; THENCE
N46° 20'56"E	479.01	THENCE:
N57" 02'27"W	280.40	THENCE;
N37'07"11"E	504.20	THENCE:
S41" 58'06"E	963.041	I HENCE;
S881 22'28"W	129.07	THENCE:
\$82° 36'40"W	82.57'	THENCE:
S35° 00'51"W	51.691	THENCE:
512" 46'27"E	144.881	THENCE:
S25° 35'38"E	374.51	THENCE;
S40* 24'50"E	342.59	THENCE;
S49* 48'11"W	711.981	TO THE POINT OF BEGINNING.
		AREA - 25.459 ACRES.
		25 9 100
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BASIS OF BEARING: NOO" 17'58"W ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE TEAST, SALT LAKE BASE AND MERIDIAN TO THE FAST 1/4 CORNER OF SAID SECTION SAID SECTION.

MW. BROWN ENG. LOT #7-A

> 6148:2003 PG 14 of 26 ENT

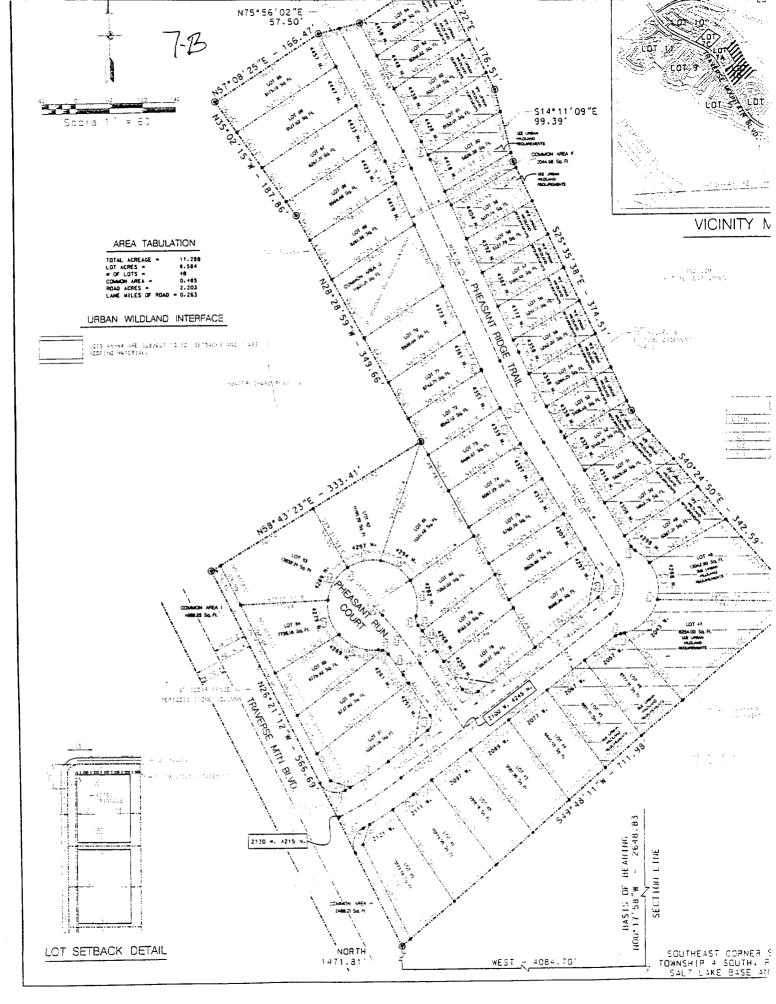
HUNTER CHASE SUBDIVISION PHASE ONE

AREA EXCLUDING

-FUTURE DEVELOPMENT LOT "B"- AND -FUTURE DEVELOPMENT LOT "F"-

BEGINNING AT A POINT WHICH IS WEST 4775.81 FEET AND NORTH 2558.65 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 46°20'56" EAST 176.54 FEET; THENCE SOUTH 54°45'37" EAST 72.25 FEET TO A POINT OF CURVATURE: THENCE ALONG AN ARC OF A 528.00 FOOT RADIUS CURVE TO THE RIGHT 14.44 FEET THROUGH A CENTRAL ANGLE OF 01°34'01", THE CHORD OF WHICH BEARS SOUTH 53°58'36" EAST 14.44 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 20.95 FEET THROUGH A CENTRAL ANGLE OF 80°01'09", THE CHORD OF WHICH BEARS NORTH 86°47'50" EAST A DISTANCE OF 19.29 FEET; THENCE NORTH 46°47'15" EAST 163.01 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 528.00 FOOT RADIUS CURVE TO THE RIGHT 162.54 FEET THROUGH A CENTRAL ANGLE OF 17°38'18", THE CHORD OF WHICH BEARS NORTH 55°36'24" EAST 161.90 FEET; THENCE NORTH 64°25'33" EAST 22.49 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 26.97 FEET THROUGH A CENTRAL ANGLE OF 103°01'18", THE CHORD OF WHICH BEARS NORTH 12°54'54" EAST 23.48 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 472.00 FOOT RADIUS CURVE TO THE LEFT 16.70 FEET THROUGH A CENTRAL ANGLE OF 02°01'38", THE CHORD OF WHICH BEARS NORTH 39°36'34" WEST 16.70 FEET; THENCE NORTH 40°37'23" WEST 40.01 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 1028.00 FOOT RADIUS CURVE TO THE RIGHT 107.40 FEET THROUGH A CENTRAL ANGLE OF 05°59'09", THE CHORD OF WHICH BEARS NORTH 37°37'48" WEST 107.35 FEET; THENCE NORTH 34°38'13" WEST 51.96 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 272.00 FOOT RADIUS CURVE TO THE LEFT 75.37 FEET THROUGH A CENTRAL ANGLE OF 15°52'34", THE CHORD OF WHICH BEARS NORTH 42°34'30" WEST 75.13 FEEET; THENCE NORTH 50°30'47" WEST 129.85 FEET; THENCE NORTH 37°07'11" EAST 335.99 FEET; THENCE SOUTH 41°58'06" EAST 963.04 FEET; THENCE SOUTH 88°22'28" WEST 129.07 FEET; THENCE SOUTH 82°36'40" WEST 82.57 FEET; THENCE SOUTH 35°00'51" WEST 51.69 FEET; THENCE SOUTH 12°46'27" EAST 144.88 FEET; THENCE NORTH 14°11'09" WEST 99.39 FEET; THENCE NORTH 26'25'22" WEST 176.51 FEET; THENCE SOUTH 57°10'23" WEST 122.15 FEET: THENCE SOUTH 75°56'02" WEST 57.50 FEET; THENCE SOUTH 57°08'25" WEST 166.47 FEET; THENCE SOUTH 35°02'15" EAST 187.86 FEET; THENCE SOUTH 28°28'59" EAST 349.66 FEET; THENCE SOUTH 58°43'23" WEST 333.41 FEET; THENCE NORTH 26°21'12" WEST 145.97 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 1245.00 FOOT RADIUS CURVE TO THE LEFT 589.77 FEET THROUGH A CENTRAL ANGLE OF 27°08'30", THE CHORD OF WHICH BEARS NORTH 39°53'53" WEST 584.27 FEET TO THE POINT OF BEGINNING.

AREA = 12.274 ACRES.



ENT 6148:2003 PG 15 of 26

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	NOTES THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS. ODDRS. SIGHTS. FACILITIES. AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INMERENT WITH LIVESTOCK.	STATE OF UTAH COUNTY OF UTAH COUNTY OF UTAH S.S. HIS COUNTY OF UTAH S.S. ACCEPTANCE BY LEGISLATIVE BODY THE STATE OF UPAGE OF ELECUSION OF UPAGE ALBERTS OF SECTION OF THE
	THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS. COORS. SIGHTS. FACILITIES. AND ALL OTHER ASPECTS ASSOCIATED WITH AM AGRICULTURAL	COUNTY OF UTAM STATE OF A PRODUCT OF A PRODU
,	THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE, FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK. STORM WATER DETENTION IS IN THE POND "A" DETENTION BASIN IN TRAVERSE WITH, PLAT "A" CAPACITY NEEDED = 31-000 CU, FT. (5.8%) ENTIRE LOT 7 (14-000 CU, FT. THIS PLAT) : FOUND 3" REBAR AND CAP - SET 3" REBAR AND CAP - SET 3" REBAR AND CAP - SET 3" BRASS CAP ALL P.U.E.'S ARE 10' WIDE UNLESS OTHERWISE NOTED. ZONING: PLANNED COMMUNITY WEDIUM DENSITY. THE AREAS DESIGNATED HEREON AS T.M. UTILITY ARE PRIVATE UTILITY EASEMENTS AND ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC BUT ARE FOR THE USE OF THOSE PRIVATE UTILITIES AND TELECOMMUNICATIONS PROVIDERS AUTHORIZED BY SUBDIVIDER, ITS SUCCESSORS AND ASSIGNS, PURSUANT TO A WRITTEN AGREEMENT ALL COMMON AREA TO BE DWNED & MAINTAINED BY HOME OWNERS ASSOCIATION INDIVIDUAL LOT WILL BE RESPONSIBLE TO HAVE DWN ORAINAGE. HOME DANKERS ASSOCIATION WILL OWN AND MAINTAIN LANDSCAPING ALONG TRAVERSE MIGHT BLVO. THERE WILL BE NO ACCESS TO LOTS FROM TRAVERSE MIN. BLVO. ACKNOWLEDCEMENT (CORPORATE) STATE OF UTAM \$ S.S.	COUNTY OF UTAH STATE OF THE COUNTY OF THE CO
72	THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS. ODORS. SIGHTS. FACILITIES. AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYCE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK. STORM WATER DETENTION (S IN THE POND "A" DETENTION BASIN IN TRAVERSE WITH. PLAT "A" CAPACITY NEEDED = 31-000 CU. FT. (5.8%) ENTIRE LOT 7 (14-000 CU. FT. THIS PLAT) : FOUND "A" REBAR AND CAP - SET S" BRASS CAP ALL P.U.E.'S ARE 10' WIDE UNLESS OTHERWISE NOTED. ZONING: PLANNED COMMUNITY WEDIUM DENSITY. THE AREAS DESIGNATED HEREON AS T.M. UTILITY ARE PRIVATE UTILITY EASEMENTS AND ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC BUT ARE FOR THE USE OF THOSE PRIVATE UTILITIES AND TELECOMMUNICATIONS PROVIDERS AUTHORIZED BY SUBDIVIDER. ITS SUCCESSORS AND ASSIGNS, PURSUANT TO A WRITTEN AGREEMENT ALL COMMON AREA TO BE DWINED & MAINTAINED BY HOME OWNERS ASSOCIATION INDIVIDUAL LOT WILL BE RESPONSIBLE TO HAVE OWN ORAINAGE. HOME DWINERS ASSOCIATION WILL OWN AND MAINTAIN LANDSCAPING ALONG TRAVERSE MOUNTAIN BLVO. THERE WILL BE NO ACCESS TO LOTS FROM TRAVERSE MIN. BLVO.	COUNTY OF UTAM STATE OF THE STA

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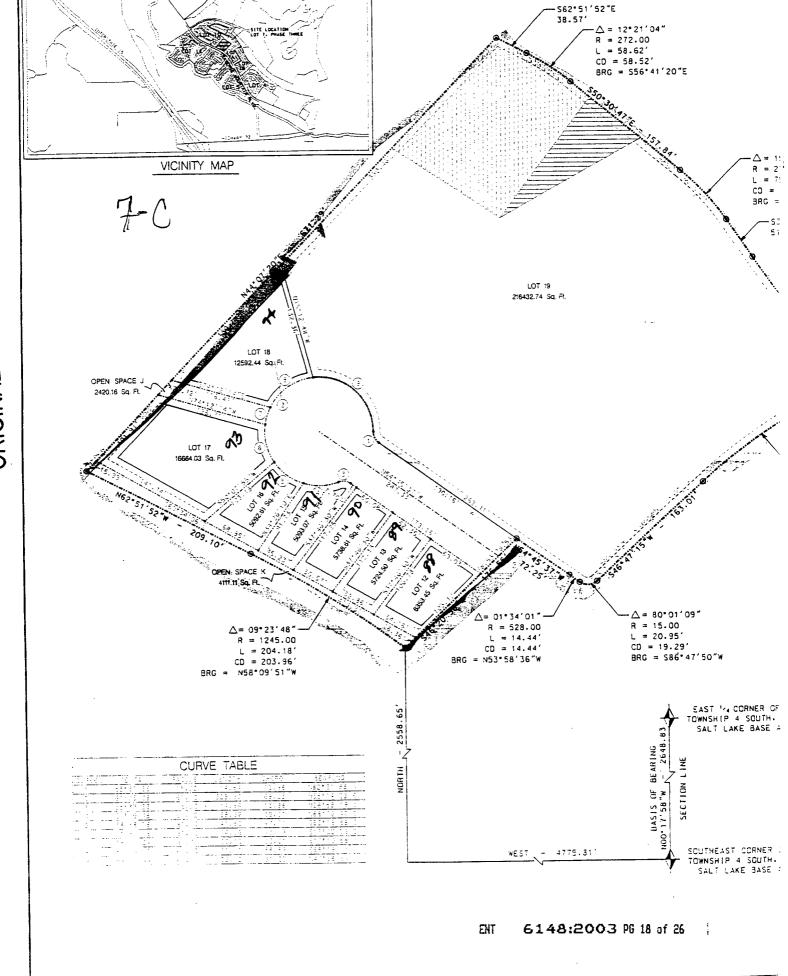
THE PUBLIC.

LOT 7-B

SURVEYOR'S CERTIFICATE BARRY ANDREASON ., DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR. AND THAT I HOLD CERTIFICATE NO. 166572 . AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT. BOUNDARY DESCRIPTION COMMENCING AT A POINT WHICH IS WEST 4084,70 FEET AND NORTH 1471,81 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS: COURSE DISTANCE REMARKS N26" 21"12"W 566,69 THENCE: N58* 43'23"E 333,47 THENCE: N28* 28'59"W 349.56 THENCE: N35° 02'15"W 187.86 THENCE: N57° 08'25"E 166.47 THENCE: N75* 56'02"E 57.50 THENCE; 122.15 N57* 10'23"E THENCE: 526° 25'22"E 176.51 THENCE \$14" 11'09"E 99.39 THENCE: 374.51 THENCE: \$25° 35'38"E S40" 24'50"E 342.59 THENCE: \$49" 48"11"W 711.98 TO THE POINT OF BEGINNING AREA - 11.288 ACRES. ENT 6148:2003 PG 17 of 26 BASIS OF BEARING: NOO" 17"58"W ALONG THE SECTION LINE FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN TO THE EAST 1/4 CORNER OF SAID SECTION. OCT ZWZ DATE SURVEYOR (SEE SEAL BELOW) OWNERS' DEDICATION KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY

IN WITHERE MEDEAE ME HAVE HEREINTA CET AHA HANDE THE

DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF



THIS AREA IS SUBJECT TO THE HORMAL EVERYDAY SOUNDS. DOORS, SIGHTS. FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN ARRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INMERENT ारीक प्रत्यान कर देवते हैं पार्ट के प्रतिकृतिक स्थापन कर किल्के कर के प्रतिकृतिक प्रतिकृतिक कर के प्रतिकृतिक क को 1,075 के 100 में 1,075 के 1,075 की को 1,075 की BOUNDARY DESCRIPTION WITH LIVESTOCK. CHARGED OF SEPTEM AND SERVED THE SERVED HOW HERE SERVED FOR SERVED AND SERVED TOUND 59" REBAR AND CAP
SET 59" REBAR AND CAP
SET 3" BRASS CAP ALL P.U.E.'S ARE 8' WIDE UNLESS OTHERWISE NOTED. 36215752 A ZONING: PLANNED COMMUNITY MEDIUM DENSITY. THERE WILL BE NO ACCESS TO LOTS FROM TRAVERSE URBAN WILDLIFE INTERFACE TE JOA FUEL: NOW SLOPE: MARIVE GRASS ro (sensado) quass non secentro asquifaco. Nons co-en are subladon do nes came asquifaconymia. ·△= 05°59′09" R = 1028.00L = 107.40' CD = 107.35' BRG = \$37.37'48"E -540°37'23"E 40.01 OWNERS' DEDICATION

AND MALL MAIL BY THESE PRESENTS THAT ME, MALL OF THE UNDERSONED COMMERS OF THE IMPROPERTY LESSANED IN THE SAME TOOL CONTROLLER MERCON MID SHOWN ON THIS MAP, MAY CHANGE THE FAMILY OF THE SAME TO BE SUBDIVICED INTO LITER BLOCKS, STREETS MAD EXSEMBNTS MAD TO HEREOFFELD THE STREETS MAD THEM PUBLIC MERS AS INDICATED MERCON FOR PERFETURL USE OF THE PUBLIC. -△= 02°01′38″ R = 472.00 $L = 16.70^{\circ}$ CD = 16.70'BRG = S39°36'34"E HISTORESS HEREOF WE HAVE HEREUNTO SET OUR HANGS THIS 4.0. 20 ·△= 103°01′18" R = 15.00564*25'33"W-L = 26.97CD = 23.48'ACKNOWLEDGEMENT BRG = \$12°54'54"W STATE OF UTAH } S.S. +△= 17°38′18″ THE FME TO THE COMMON RECEIVED WHICH COMMON WESTERN WATER TO THE COMMON WATER TO THE C CD = 161.90' EMEQUEE 146 CAME. MY COMMISSION EXPRES _____ BRG = \$55.36'24"W ACCEPTANCE BY LEGISLATIVE BODY BOARD OF HEALTH sapaques subsect to the viculowing conditions: ----- ----PLANNING COMMISSION APPROVAL PLAT AREA TABULATION HUNTER CHASE SUBDIVISION PHASE THREE TOTAL ACREAGE = LOT ACRES = 6.269 A RESIDENTIAL SUBDIVISION, INCLUDING A VACATION OF TRAVERSE MOUNTAIN PLAT "A", LOT 8 AND HUNTER CHASE SUBDIVISION # OF LOTS = OPEN SPACE AREA = 0.165 ROAD ACRES = LOT SETBACK DETAIL LANE MILES OF ROAD = 0.047 PHASE ONE, LOT "F" ACKNOWLEDGEMENT (CORPORATE) LEHICITY STATE OF UTAH } S.S.

2'34'

00 :7'

131 '2" 34' 30"E 38'13"E 6'

22.49

R = 528.00

L = 162.54'

ACTION 30. NGE 1 EAST.

SECTION 30.

NGE 1 EAST.

MERIDIAN

10/06/02 09:49 \$\mathref{6}\mathref{8}013771790



HUNTER CHASE SUBDIVISION PHASE THREE A RESIDENTIAL SUBDIVISION (LOTS 88-94, INCLUDING FOXTRAIL CIRCLE)

ENT 6148:2003 PG 20 of 26 :

COMMENCING AT A POINT ON AN ARC, SAID POINT BEING WEST 4775.81 FEET AND NORTH 2558.65 FEET FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN; THENCE ALONG AN ARC OF A 1245.00 FOOT RADIUS CURVE TO THE LEFT 204.18 FEET THROUGH A CENTRAL ANGLE OF 09°23'48", THE CHORD OF WHICH BEARS NORTH 58°09'51" WEST 203.96 FEET; THENCE NORTH 62°51'52" WEST 209.10 FEET; THENCE NORTH 44°07'20" EAST 298.11 FEET; THENCE SOUTH 15°12'48" WEST 132.36 FEET TO A POINT OF CURVATURE; THENCE ALONG AN ARC OF A 61.00 FOOT RADIUS CURVE TO THE RIGHT 103.02 FEET THROUGH A CENTRAL ANGLE OF 96°45'44", THE CHORD OF WHICH BEARS SOUTH 47°35'54" EAST 91.20 FEET; THENCE SOUTH 54°45'37" EAST 247.33 FEET; THENCE SOUTH 46'20"56" WEST 176.55 FEET TO THE POINT OF BEGINNING.

AREA = 1.976 ACRES.

28013771790



BOUNDARY DESCRIPTION

COMMENCING AT A POINT WHICH IS WEST 4775.81 FEET AND NORTH 2558.65 FFFT FROM THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 1 EAST.

COURSE	DISTANCE	REMARKS
ALONG AN ARC	201.18	ALONG A 1245.00 RADIUS CURVE TO THE LEFT THOUGH A CENTRAL
		ANGLE OF 09° 23'48", BEARING N58° 09'51"W 203.96"; THENCE
N62* 51'52"W	209.101	THENCE:
N44°07'20"E	671.29	THENCE;
S52° 51'52"E	38.57'	THENCE:
ALONG AN ARC	58.621	ALONG A 272.00' RADIUS CURVE TO THE RICHT THROUGH A CENTRAL
		ANGLE OF 12° 21'04", BLARING \$56° 41'20"E 58.52": THENCE
S50° 30'47"E	157.841	THENCE;
ALONG AN ARC	75.37'	ALONG A 272.00' RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL
		ANGLE OF 15° 52'34", BEARING: \$42° 34'30"E; THENCE
S31° 38'13"E	51,961	THENCE:
ALONG AN ARC	107,401	ALONG A 1028.00' RADIUS CURVE TO THE LEFT THROUGH A CENTRAL
		ANGLE OF 05° 59'09", BEARING \$37° 37'48"C 107.40": THENCE
S40° 37'23''E	40.01'	THENCE:
ALONG AN ARC	16.70	ALONG A 172.00 RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL
		ANGLE OF 02" 01'38", BEARING \$39" 36'34"E 16.70"; THENCE
ALONG AN ARC	26.97	ALONG A 15.00 RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL
		ANGLE OF 103° 01'18", BEARING S12" 54'54"W 26.97"; THENCE
S64° 25'33"W	22,49'	THENCE;
ALONG AN ARC	152.541	ALONG A 528.00' RADIUS CURVE TO THE LEFT THROUGH A CENTRAL
		ANGLE OF 17° 38'18", BEARING \$55° 36'24"W 161.90'; THENCE;
S46° 47'15"W	163.01	THENCE;
ALONG AN ARC	20.95	ALONG A 15.00 RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL
	44 44	ANGLE OF 80° 01'09", BEARING \$86° 47'50"W 19.29"; THENCE:
ALONG AN ARC	14.44'	ALONG A 528.00 RADIUS CURVE TO THE LEFT THROUGH A CENTRAL
16 4 5 4 6 1 2 7 11 14	70.051	ANGLE OF 01° 34'01", BEARING N53° 58'36"W 14.44"; THENCE;
N54* 45'37"W	72.25'	THENCE:
546° 20'56"W	176.55	TO THE POINT OF BEGINNING.
		ACCA COAA ACCES
		AREA - 6.944 ACRES.

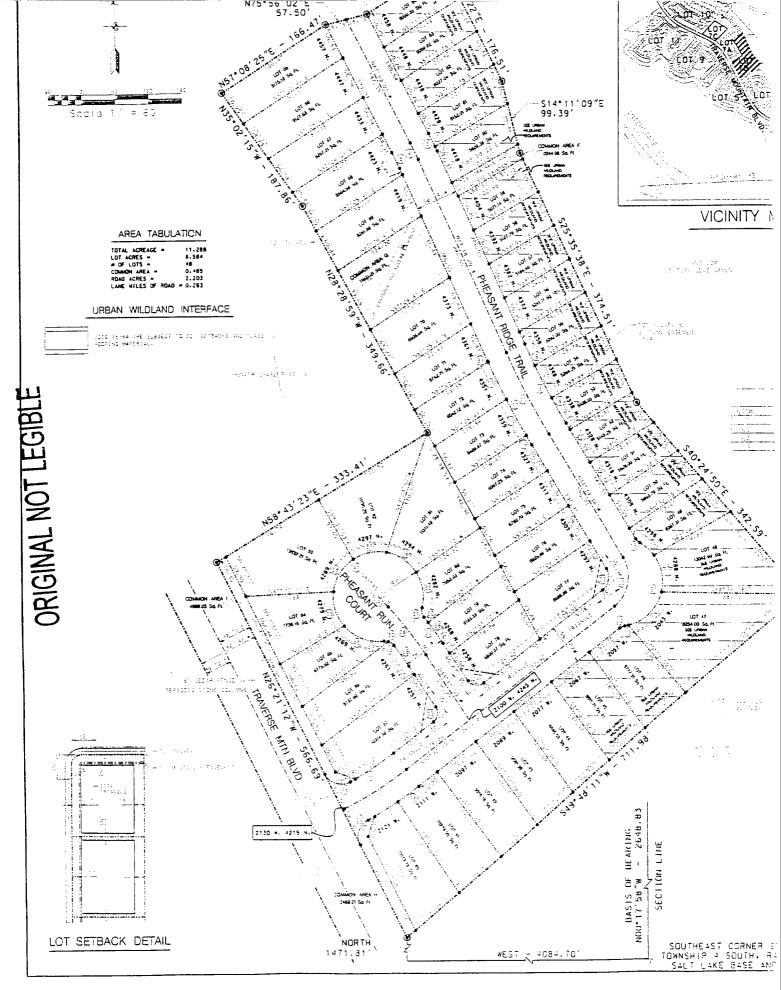
ENT 6148:2003 PG 21 of 26

BASIS OF BEARING: NOO* 17'58"W ALONG THE SECTION LINE FROM THE SOUTHLAST CORNER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE TEAST, SALT LAKE BASE AND MERIDIAN TO THE EAST 1/4 CORNER OF SAID SECTION.

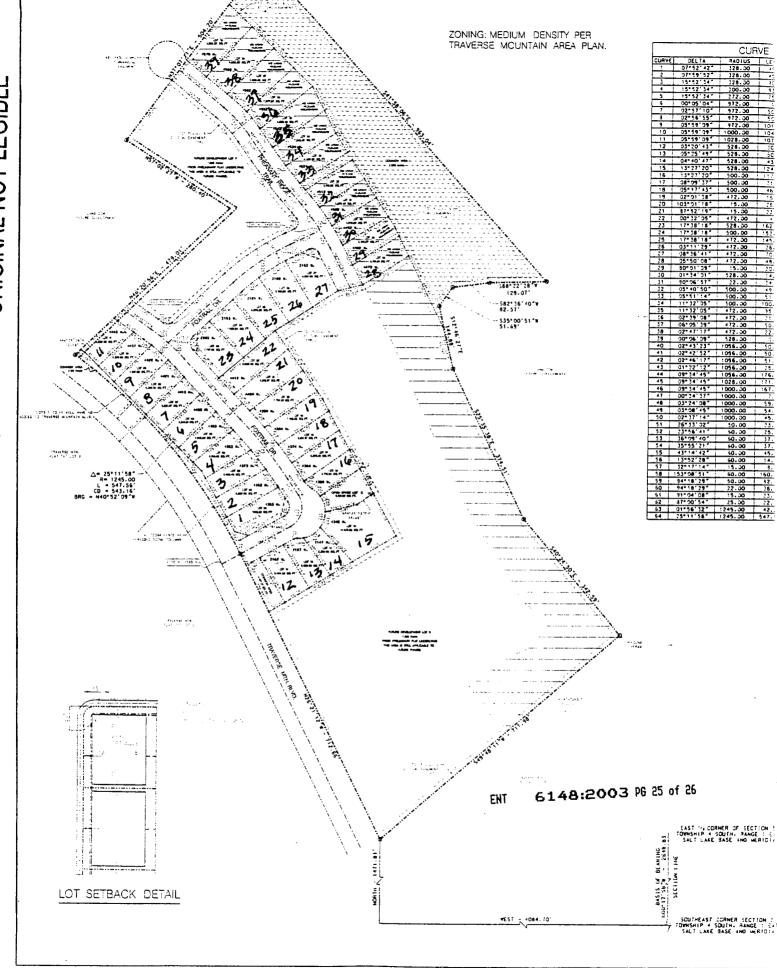
EXHIBIT "MP"

ENT 6148:2003 PG 22 of 26

See the lot marked Common Area Lot "C" and "G" on the attached Plat Map for Plat "A" Lot 7.



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	NOTES	THE THE CONTROL OF THE PROPERTY SECURITY OF THE CONTROL OF THE CON
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	THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS. ODORS. SIGHTS.	HE TA WAR
	FACILITIES. AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INMERENT	ACCEPTANCE BY LEGISLATIVE BODY
	WITH LIVESTOCK.	THE THE PROJECT OF THE LEFT SERVICES HAVE NOTICED AND THE PROJECT OF T
	STORM WATER DETENTION IS IN THE POND "A" DETENTION BASIN IN TRAVERSE WIN. PLAT "A"	- HARTINA IF 2 MERCAN MINISTER POR A CONTROL OF THE WAY -
	CAPACITY NEEDED = 31.000 CU. FT. (5.8%) ENTIRE LOT ?	
4	(14.000 CU. FT. THIS PLAT)	27.5 CANADA TO THE TOTAL TO THE
<u>-</u> <u>-</u> <u>-</u>	3 FOUND 5% REBAR AND CAP	
A. Carrier	• SET 3" HEBAR AND CAP • SET 3" BRASS CAP	94450,655 4675 <u>9</u> 5
	ALL P.U.E.'S ARE 10' WIDE UNLESS OTHERWISE NOTED.	TODALER CLEAR HE CORE P
	ZONING: PLANNED COMMUNITY MEDIUM DENSITY. THE AREAS DESIGNATED HEREDN AS T.M. UTILITY ARE PRIVATE	BOARD OF HEALTH
	UTILITY EASEMENTS AND ARE NOT DEDICATED FOR USE BY THE	General State of the Tableway Charles and the Table and th
	GENERAL PUBLIC BUT ARE FOR THE USE OF THOSE PRIVATE UTILITIES AND TELECOMMUNICATIONS PROVIDERS AUTHORIZED BY	
	SUBDIVIDER. ITS SUCCESSORS AND ASSIGNS. PURSUANT TO A-	
	WRITTEN AGREEMENT	PLANNING COMMISSION APPROVAL
	ALL COMMON AREA TO BE OWNED & MAINTAINED BY HOME OWNERS ASSOCIATION	AR-1 1 Tes
	INDIVIDUAL LOT WILL BE RESPONSIBLE TO HAVE DWN DRAINAGE. Home Dwners Association will own and Maintain Landscaping along traverse	2000 1200 1200 1200 1200 1200 1200 1200
	MOUNTAIN SLYD.	nontrategraphy server of the s
	THERE WILL BE NO ACCESS TO LOTS FROM TRAVERSE WIN. BLVD.	PLAT
	•	PLAT
		HUNTER CHASE SUBDIVISION
		PLAT TWO
		A RESIDENTIAL SUBDIVISION
		INCLUDING A VACATION OF
		HUNTER CHASE SUBDIVISION PHASE ONE, LOT "B"
	COOK TO THE COOK OF THE COOK O	
	ACKNOWLEDGEMENT (CORPORATE)	LEHICITY
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TION 30.	AMP CONTRACTOR OF THE CONTRACT	



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CHORO	BEARING
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90.60	242.34.30.2
75.13	N42"34"30"¥
1.43	434-40.45.A
50.09	N36*11'52"W
50.32	439.08.22.A
101.50	537-37'48"E
104.43	N37"37"48"W
107.35	537*37"48"E
50.02	N34" 33" 45"V
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123.71	533+53. +3.E
1 117.15	433.43.43.A
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161.30	\$55*36"24"¥
153.32	455*36"24"E
26.29	
70.37	N62*49*49*5
48.35	449.45,14.5
19.29	586*47"50"Y
	453*58*36"Y
1 49.55	NO1-43-47-E
	148*59" 34"Y
74.86	546*59"34"E
1 21.85	553*26"03*E
	549°03' 39"E
	\$44*37'11"E
50.18	H43*16'37"W
	N33.08. (3.A
51.08	N36" 74" 08 "W
25.25	N34*19'53"W
176.34	538*76":0"E
171.67	
166.99	\$38*26'10"E \$43*01'14"E
59.37	
54.90	537*50' 74 E
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22.96	
24.89	
37.24	
44.22	
14.49	
8.34	476*48" 19"E
116.72	216.55.30.A
12.26	
	
20.65	N17*09'15"E



URBAN WILDLAND INTERFACE

IN ELECHION SCHREN MATEUR (PROSSES CORP.EN. : USF844 : CLASS of ACCOMB HECLIASS. Chaire Selves (HECCHESCO TO THE LOW AND DERVENT).

AREA TABULATION

TOTAL ACREAGE = 25.45°
LOT AGRES = 6.29°
OF LOTS = 39
CDMON AREA = 3.45°
ROAD ACRES = 2.361
LAME MILES OF ROAD = 0.344 25.459 6.297 39 3.475

NOTES

THIS AREA IS SUBJECT TO THE NORMAL EVERTOAY SOUNDS, GOORS, SIGHTS, FACILITIES. AND ALL OTHER ASPECTS ASSOCIATED WITH AN ADRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS IMMERENT WITH LIVESTOCK.

STORM WATER DETENTION IS IN THE POND "A" DETENTION BASIN IN TRAVERSE WIN. PLAT "A" CAPACITY MEDDED = 31.000 CU. FT. (5.8%) ENTIRE LOT 7 (15.000 CU. FT. THIS PLAT)

FOUND "Y" REBAR AND CAP SET "Y" REBAR AND CAP SET 3" BRASS CAP

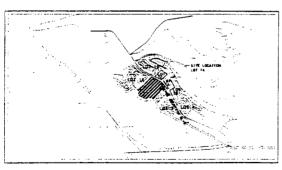
ALL PIULE.'S ARE 10' WIDE UNLESS DINERWISE MOTED.

ZONINGI PLANNED COMMUNITY MEDIUM DEMSITY.
THE AREAS DESIGNATED HEREON AS T.M. UTILITY ARE PRIVATE
UTILITY EASEMENTS AND ARE NOT DEDICATED FOR USE BY THE
GENERAL PUBLIC BUT ARE FOR THE USE OF THOSE PRIVATE
UTILITIES AND TELECOMMUNICATIONS PROVIDERS AUTHORIZED BY
SUBDIVIDER: ITS SUCCESSORS AND ASSIGNS. PURSUANT TO A
WRITTEN AGREEMENT

ALL COMMON AREA TO BE DIWED A MAINTAINED BY HOME DWHERS ASSOCIATION INDIVIDUAL COT VILL BE RESPONSIBLE TO MAYE DWW DRAIMAGE. HOME DWWERS ASSOCIATION WILL OWN AMO MAINTAIN LANDSCAPING ALONG TRAVERSE MOUNTAIN BLYD.

FILL AREAS

LDTS 2-14 & 24-26 FILL HAS BEEN PLACED ON THESE LOTS. ENGINEERING CERTIFICATE MAY BE REQUIRED.



VICINITY MAP

COUNTY	UTAH }	S.S.	1

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PLANNING COMMISSION APPROVAL
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PLAT

HUNTER CHASE SUBDIVISION PHASE ONE

A RESIDENTIAL SUBDIVISION INCLUDING A VACATION OF TRAVERSE MOUNTAIN PLAT "A" LOT 7

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