

24/8 • 32/12

**RECORDING REQUESTED BY:**

COMMERCE LAND TITLE INCORPORATED

~~ENT 76481:2004 PG 1 of 8  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2004 Jul 02 2:42 pm FEE 24.00 BY SDM  
RECORDED FOR COMMERCE LAND TITLE~~

**WHEN RECORDED, MAIL TO:**

MOUNTAIN HOME DEVELOPMENT CORPORATION  
3940 Traverse Mountain Blvd; Suite 200  
Lehi, UT 84043

**2nd RECORDING**  
ENT 81660:2004 PG 1 of 12  
RANDALL A. COVINGTON  
UTAH COUNTY RECORDER  
2004 Jul 15 4:44 pm FEE 32.00 BY AB  
RECORDED FOR MOUNTAIN HOME DEV CORP

*(Space Above for Recorder's Use)*

**Supplemental Master Declaration  
of Covenants, Conditions, Restrictions and  
Reservation of Easements  
For Traverse Mountain  
Shadow Ridge Phase 1**

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This Supplemental Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Traverse Mountain ("**Supplemental Declaration**") is made by **MOUNTAIN POINT, LLC**, a Utah limited liability company ("**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.

**P R E A M B L E:**

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 "**Shadow Ridge Phase I**".

D. Shadow Ridge Phase 1 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 Shadow Ridge Phase 1 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 Shadow Ridge Phase 1.

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 Shadow Ridge Phase 1 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 Shadow Ridge Phase 1 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 Shadow Ridge Phase 1 that it is obligated to maintain concurrently with the commencement of Common Assessments in Shadow Ridge Phase 1.

3.2.1 **Annexed Master Association Property.** 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 Shadow Ridge Phase 1, as provided in the Master Declaration.

4. **Common Area.** There is no Common Area in Shadow Ridge Phase 1.

5. **Special Benefit Area.** Shadow Ridge Phase 1 is not part of a Special Benefit Area.

6. **Neighborhood.** The Residential Property shall be a portion of the Shadow Ridge Neighborhood, which is a Neighborhood as defined in Section 1.47 of the Master Declaration. 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. **Special Allocation.** If telecommunications services are provided through the Master Association, this cost may be allocated among the residences in proportions that are different from other portions of the Common Expenses.

8. **Assessment Obligations.** The rights and obligations of all Owners of Lots located in Shadow Ridge Phase 1 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 Shadow Ridge Phase 1 on the day of the first Close of Escrow for the sale of a Lot in Shadow Ridge Phase 1.

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9. **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 Shadow Ridge Phase 1, 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.

10. **Equitable Servitudes and Covenants Appurtenant.** This Supplemental Declaration and the Master Declaration are imposed as equitable servitudes upon Shadow Ridge Phase 1 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 Shadow Ridge Phase 1, 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 Shadow Ridge Phase 1, and their successive owners and assigns.

11. **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.

12. **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]*

***[Signature Page to Supplemental Master Declaration  
of Covenants, Conditions, Restrictions and  
Reservation of Easements  
For Traverse Mountain  
Shadow Ridge Phase 1***

This Supplemental Declaration has been executed on JUNE 28, 2004  
2004 to be effective as of the date of its Recordation.

MOUNTAIN HOME DEVELOPMENT,  
CORPORATION, a Utah corporation

By: *[Signature]*

Print Name: JAMES M. CHRISTENSEN

Title: PRESIDENT

“Declarant”

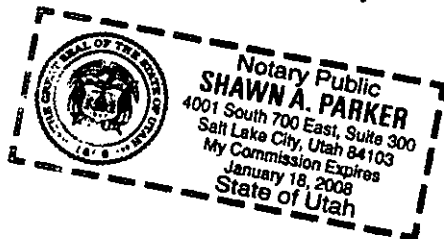
STATE OF UTAH            )  
  ) ss.  
COUNTY OF UTAH        )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of June, 2004, by JAMES M. CHRISTENSEN, an individual residing in the State of Utah, as the authorized representative of MOUNTAIN HOME DEVELOPMENT CORPORATION, a Utah corporation. Said JAMES M. CHRISTENSEN acknowledged before me that he executed the foregoing on behalf of MOUNTAIN HOME DEVELOPMENT CORPORATION, a Utah corporation.

*[Signature]*  
Notary Public

Residing at: *[Signature]*

My Commission Expires: 1-18-08



*[Signature Page Continued to Supplemental Master Declaration  
of Covenants, Conditions, Restrictions and  
Reservation of Easements  
For Traverse Mountain  
Shadow Ridge Phase 1*

MOUNTAIN POINT, LLC, a Utah limited liability company

By: Wilford W. Clyde

Name: Wilford W. Clyde

Its: Manager

"Neighborhood Builder"

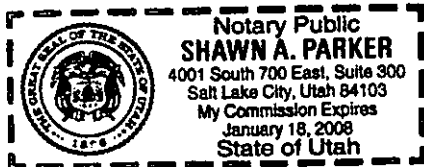
STATE OF UTAH )  
COUNTY OF SALT LAKE ) ss.

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of June, 2004, by WILFORD W. CLYDE, an individual residing in the State of Utah, as the authorized representative of Mountain Point, LLC, a Utah limited liability company. Said WILFORD W. CLYDE acknowledged before me that he executed the foregoing on behalf of Mountain Point, LLC, a Utah limited liability company.

[Signature]  
Notary Public

Residing at: SVC

My Commission Expires: 11-18-08



**EXHIBIT "RA"**

The Residential Property shall consist of Lots 01 through 103 in Shadow Ridge Phase 1 as set forth on the attached Plat Map.

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	16° 20' 29"	278.000	79.289	79.021	S84° 13' 27" E
2	69° 38' 00"	55.000	66.843	62.805	N49° 23' 48" W
3	17° 32' 00"	155.000	33.906	33.838	N08° 18' 48" W
4	10° 58' 22"	1045.000	200.127	199.821	N07° 31' 59" W
5	03° 34' 38"	1065.000	66.494	66.483	N14° 48' 29" W
6	14° 59' 08"	565.000	147.774	147.354	N24° 05' 22" W
7	04° 50' 22"	535.000	45.187	45.174	N34° 00' 09" W
8	04° 46' 30"	828.000	69.005	68.985	N53° 00' 31" E
9	14° 53' 53"	535.000	135.947	135.582	S28° 37' 24" E
10	15° 51' 30"	535.000	148.100	147.627	S43° 50' 00" E
11	87° 41' 21"	15.000	22.957	20.781	N11° 53' 06" E
12	90° 13' 28"	15.000	23.621	21.255	S77° 24' 18" E
13	06° 10' 54"	615.000	66.352	66.370	S41° 43' 10" E
14	20° 10' 55"	750.000	88.060	87.606	S82° 18' 14" E
15	10° 58' 56"	222.000	42.555	42.489	S86° 54' 13" E
16	11° 28' 57"	172.000	34.470	34.412	N43° 10' 13" E
17	11° 28' 57"	200.000	40.081	40.014	N43° 10' 13" E
18	11° 28' 57"	228.000	45.693	45.616	S43° 10' 13" W
19	10° 58' 14"	228.000	43.655	43.589	S43° 25' 35" W
20	00° 30' 43"	228.000	2.037	2.037	S37° 41' 06" W

TRAVERSE MOUNTAIN  
SUBDIVISION PLAT "B"

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COUNTRY RUN SU  
(POD-11) PHASE

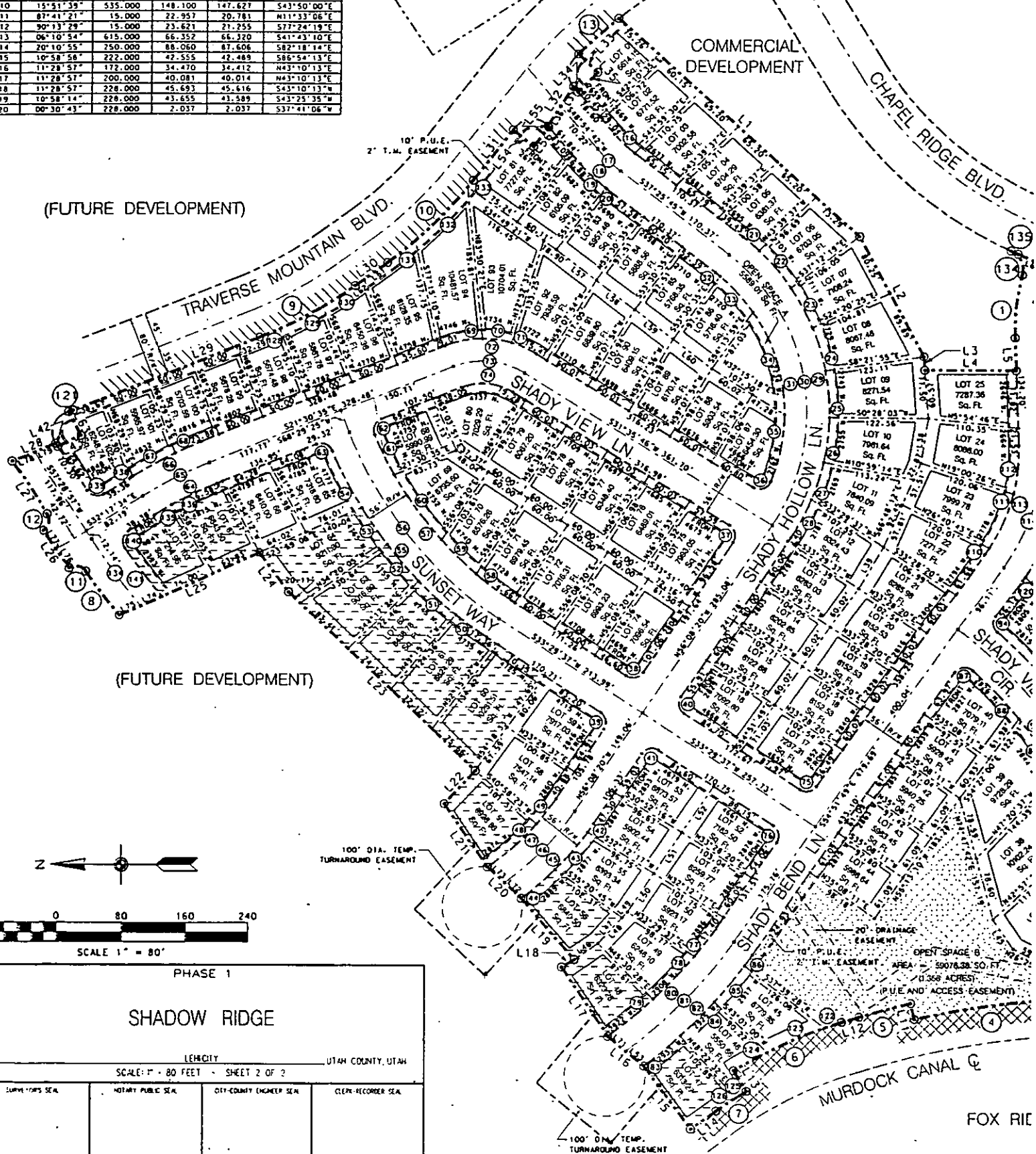
COMMERCIAL  
DEVELOPMENT

CHAPEL RIDGE BLVD

(FUTURE DEVELOPMENT)

TRAVERSE MOUNTAIN BLVD

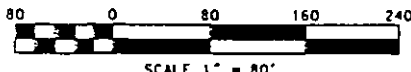
10' P.U.E.  
2' T.M. EASEMENT



(FUTURE DEVELOPMENT)



100' DIA. TEMP.  
TURNAROUND EASEMENT



SCALE 1" = 80'

PHASE 1

SHADOW RIDGE

LEHIGH CITY

UTAH COUNTY, UTAH

SCALE: 1" = 80 FEET - SHEET 2 OF 2

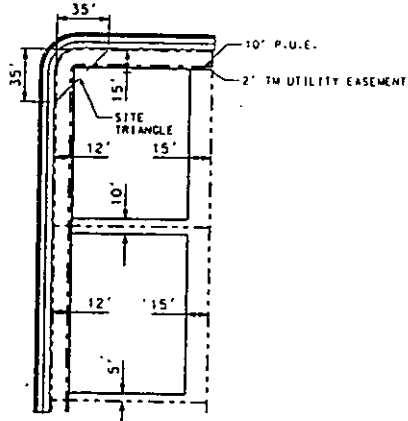
SURV. COMPS. SEA. NOTARY PUBLIC SEA. CITY-COUNTY ENGINEER SEA. CLERK-RECORDER SEA.

MURDOCK CANAL &

FOX RICE



LOT SETBACK DETAIL



AREA TABULATION

TOTAL ACREAGE = 49.961  
 LOT ACRES = 38.951  
 # OF LOTS = 105  
 OPEN SPACE/Common Area = 4.984  
 ROAD ACRES = 6.026  
 LANE MILES OF ROAD = 0.884

WILDLAND INTERFACE NOTES

- = NO ACCESS
- = FIREBREAK + CANAL
- = LOW FUEL : RAVINES : NATIVE GRASS + BRUSH
- = LOW FUEL : LOW SLOPES : NATIVE GRASS  
30' SETBACK : CLASS "C" ROOFING REQ'D.

CONSTRUCTION WITHIN 30' OF THE URBAN WILDLAND INTERFACE CODE MUST MEET ALL REQUIREMENTS OF THE CODE.

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.

- BOUNDARY ANGLE POINT (SET REBAR AND CAP LS 166572)
- SET 3/4" REBAR AND CAP LS 166572

ZONING: PLANNED COMMUNITY MEDIUM 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 OPEN SPACE WILL BE DEDICATED AND MAINTAINED BY THE H.O.A.

LINE TABLE

LINE	BEARING	DISTANCE
L14	N36°25'18"W	38.581
L15	N53°44'04"E	97.997
L16	N39°37'51"E	57.650
L17	N56°06'40"E	103.261
L18	S31°50'02"E	18.038
L19	N48°44'44"E	100.278
L20	N42°27'39"E	57.269
L21	N55°34'12"E	96.219
L22	S46°49'06"E	58.243
L23	N43°43'45"E	58.243
L24	N52°29'51"E	325.413
L25	N23°59'05"E	193.178
L26	N56°47'26"E	56.007
L27	N51°28'57"E	78.612
L28	S22°44'20"E	56.826
L29	S21°20'37"E	250.898
L30	S35°54'10"E	49.210
L31	S51°45'49"E	79.671
L32	S57°44'53"E	58.454
L33	N44°18'12"E	32.920
L34	S48°54'42"W	3.108
L35	S45°41'48"E	33.939
L36	S57°44'53"E	29.227
L37	S57°44'53"E	29.227
L38	N80°51'46"W	56.055
L39	N59°06'13"W	60.062
L40	N56°08'23"W	5.873
L41	N08°35'14"E	340.353
L42	S57°28'57"W	4.674
L43	S27°01'58"E	30.383
L44	S57°58'23"W	60.067
L45	N55°52'50"E	43.819
L46	S34°38'33"E	35.778

LINE TABLE

LINE	BEARING	DISTANCE
L47	S46°44'23"E	43.743
L48	S46°44'23"E	53.205
L49	S46°44'23"E	9.462
L50	S56°08'20"E	57.732
L51	S56°08'20"E	62.281
L52	S56°08'20"E	69.511
L53	N39°37'51"E	28.785
L54	S38°14'10"W	37.660
L55	N48°54'42"E	1.876
L56	S57°45'50"E	30.111
L57	S37°25'45"W	62.388
L58	S37°25'45"W	60.396
L59	S37°25'45"W	59.165
L60	S37°25'45"W	61.626
L61	S39°54'10"E	15.587
L62	S35°54'10"E	13.587
L63	N62°58'02"E	32.805
L64	S23°55'26"W	41.071
L65	S23°55'26"W	78.353
L66	S23°55'26"W	71.375
L67	S05°52'54"W	129.011
L68	S03°54'29"W	70.915
L69	S67°56'08"W	70.848
L70	S23°52'58"W	59.441
L71	N39°37'51"E	28.865
L72	N42°27'39"E	28.582
L73	N42°27'39"E	28.587
L74	N23°59'05"W	29.184
L75	N23°59'05"W	29.081
L76	N56°47'26"E	28.004
L77	N56°47'26"E	28.004
L78	S22°44'20"E	28.413
L79	S22°44'20"E	28.413

LINE TABLE

LINE	BEARING	DISTANCE
L1	S41°53'12"W	404.288
L2	S61°34'52"W	170.141
L3	S85°31'37"W	16.922
L4	S00°00'00"E	111.486
L5	N87°36'18"E	40.844
L6	S20°05'59"W	115.580
L7	N89°46'48"W	601.844
L8	S05°47'12"W	28.110
L9	N44°34'48"W	165.800
L10	N07°02'48"W	38.100
L11	N76°58'47"E	20.000
L12	N16°35'47"W	22.200
L13	S58°25'09"W	10.000

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
21	05°24'09"	278.000	26.214	26.204	N40°07'50"E
22	17°38'35"	278.000	61.144	61.219	N49°09'12"E
23	11°41'05"	278.000	56.695	56.596	N61°19'01"E
24	11°36'38"	278.000	56.334	56.238	N72°57'53"E
25	12°05'52"	278.000	58.698	58.589	N84°49'07"E
26	11°35'42"	278.000	56.260	56.164	S83°20'05"E
27	10°13'07"	278.000	49.581	49.515	S72°25'41"E
28	11°13'20"	278.000	54.438	54.351	S61°42'32"E
29	86°28'18"	278.000	419.567	380.862	S80°39'54"W
30	86°28'55"	250.000	377.130	342.375	N80°38'42"E
31	35°00'10"	278.000	290.608	270.298	S74°55'50"W
32	01°44'56"	278.000	61.773	6.177	S38°18'13"W
33	15°56'42"	278.000	61.773	6.177	S43°09'02"W
34	35°07'13"	278.000	136.078	131.582	S72°41'00"W
35	22°11'18"	278.000	85.872	85.436	N48°39'45"W
36	99°17'31"	15.000	25.968	22.845	N17°58'20"W
37	92°14'14"	15.000	24.148	21.623	S77°44'33"W
38	89°37'58"	15.000	23.466	21.145	N11°19'21"W
39	80°22'02"	15.000	23.658	21.281	S78°40'39"W
40	80°22'02"	15.000	23.658	21.281	N78°40'39"E
41	89°37'58"	15.000	23.466	21.145	S11°19'21"E
42	01°55'49"	378.000	12.735	12.734	S55°10'26"E
43	09°24'38"	378.000	62.084	62.014	S49°30'13"E
44	08°23'51"	378.000	55.412	55.362	S40°35'55"E
45	19°44'24"	378.000	130.231	129.588	N46°16'09"W
46	20°38'38"	350.000	126.107	125.426	N45°49'01"W
47	21°42'33"	322.000	122.004	121.276	N45°17'04"W
48	14°35'29"	322.000	82.034	81.813	N41°43'42"W
49	07°06'44"	322.000	39.910	39.945	S52°34'58"W
50	05°12'02"	528.000	47.824	47.308	S36°05'38"W
51	05°55'17"	528.000	63.476	63.437	S42°08'18"W
52	06°38'37"	528.000	60.903	60.870	S48°53'12"W
53	06°04'24"	528.000	55.961	55.944	S55°13'40"W
54	08°46'53"	528.000	30.925	30.845	S62°39'11"W
55	33°33'08"	528.000	109.195	104.786	N50°56'11"E
56	34°59'48"	500.000	305.104	300.318	N50°59'31"E
57	33°16'49"	472.000	274.161	270.324	N50°08'03"E
58	06°43'50"	472.000	55.447	55.415	N36°51'33"E
59	07°24'28"	472.000	60.980	60.938	N43°55'32"E
60	12°22'23"	472.000	101.930	101.732	N53°48'48"E
61	06°46'27"	472.000	55.805	55.772	N63°23'13"E
62	91°42'59"	15.000	24.011	21.329	S67°22'04"E
63	88°33'20"	15.000	23.184	20.944	S22°46'05"W
64	07°45'36"	472.000	63.327	63.878	S25°23'23"E
65	09°17'28"	300.000	40.252	40.266	S26°06'48"E
66	10°28'20"	528.000	96.658	96.523	S26°45'14"E
67	06°33'59"	528.000	60.511	60.478	N28°42'55"W
68	23°55'11"	528.000	36.147	36.140	N07°28'15"W
69	21°26'18"	128.000	47.894	47.615	N10°47'26"W
70	18°19'53"	128.000	36.485	36.261	N08°05'40"E
71	15°21'50"	128.000	34.223	34.220	N21°56'11"E
72	53°08'20"	128.000	118.201	114.493	S05°03'26"W
73	53°08'20"	100.000	92.735	89.148	S05°03'26"W
74	53°08'20"	72.000	66.769	64.402	S05°03'26"W
75	38°21'26"	15.000	23.132	20.307	N10°41'06"W
76	91°28'34"	15.000	23.592	21.515	S79°18'54"W
77	04°16'35"	572.000	42.713	42.703	S52°43'27"W
78	07°23'27"	572.000	73.839	73.788	N46°53'13"W
79	07°13'23"	572.000	72.165	72.117	N39°34'28"W
80	18°54'22"	572.000	168.717	167.862	S45°24'43"E
81	18°13'33"	500.000	190.772	188.970	S45°25'17"E

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
82	17°35'40"	528.000	192.846	192.089	S46°03'59"E
83	05°21'32"	628.000	58.738	58.716	S59°56'55"E
84	05°21'32"	628.000	58.738	58.716	S45°18'27"E
85	05°21'32"	628.000	58.738	58.716	S50°39'59"E
86	01°31'03"	628.000	16.633	16.633	S54°06'17"E
87	97°10'24"	15.000	25.440	22.499	S06°16'37"E
88	09°07'00"	522.000	83.058	82.971	S46°52'05"W
89	09°12'48"	522.000	83.338	83.848	S56°01'59"W
90	04°07'20"	522.000	37.555	37.547	S67°42'02"W
91	22°27'07"	522.000	204.551	203.245	S53°12'09"W
92	34°18'45"	550.000	329.375	324.475	S54°24'32"W
93	24°00'35"	578.000	242.711	240.442	S53°16'12"W
94	33°52'17"	15.000	21.858	20.049	N83°12'03"E
95	08°57'08"	578.000	85.263	85.188	N45°29'28"E
96	05°57'58"	578.000	60.287	60.040	N52°41'44"E
97	05°59'22"	578.000	60.271	60.383	N58°40'06"E
98	03°16'43"	578.000	16.437	16.431	N63°28'08"E
99	52°27'25"	15.000	13.333	13.259	N39°02'47"E
100	12°25'51"	61.000	13.235	13.209	N19°02'00"E
101	44°35'32"	61.000	47.475	46.286	N47°37'41"E
102	41°02'41"	61.000	43.698	42.770	S88°38'12"E
103	39°42'32"	61.000	42.276	41.435	S49°15'35"E
104	19°19'18"	61.000	20.571	20.474	S19°44'40"E
105	31°51'40"	61.000	33.921	33.486	S05°50'49"W
106	49°25'00"	61.000	52.612	50.996	S46°29'09"W
107	52°34'53"	61.000	55.981	54.037	N82°30'55"W
108	59°00'50"	15.000	15.450	14.776	N85°43'53"W
109	290°51'27"	31.000	309.768	69.139	N21°42'12"W
110	02°26'18"	222.000	9.447	9.447	S56°04'57"W
111	19°04'31"	222.000	73.910	73.569	N66°50'22"W
112	16°01'05"	222.000	62.064	61.861	N84°23'10"W
113	37°31'53"	222.000	145.421	142.835	S73°37'45"E
114	37°31'53"	250.000	163.762	160.850	S73°37'45"E
115	37°31'53"	278.000	182.103	178.865	S73°37'45"E
116	05°18'20"	278.000	16.039	16.037	N89°55'28"E
117	10°49'20"	278.000	37.367	37.260	S83°02'42"E
118	10°27'14"	278.000	52.348	52.271	S71°52'22"E
119	10°27'14"	278.000	50.733	50.653	S71°51'04"E
120	01°09'38"	278.000	12.000	12.000	S55°26'38"E
121	00°31'51"	415.000	3.639	3.639	S21°36'33"E
122	02°20'09"	465.000	23.033	23.031	N11°45'52"W
123	07°49'13"	465.000	17.173	17.173	N27°00'17"E
124	34°49'16"	465.000	47.563	47.555	N29°10'17"W
125	01°39'47"	535.000	15.555	15.555	N32°24'55"W
126	03°10'25"	535.000	29.633	29.629	N34°00'08"W
12					

**EXHIBIT "MP"**

ENT ~~76481:2004 PG 8 of 8~~

ENT **81660:2004** PG 10 of 12 ||

The Annexed Master Association Property shall include the Open Space A and B (Tot Lot) totaling 1.485 acres of property as indicated on the attached Plat Map.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	16°20'29"	278.000	79.289	79.027	S84°13'27"E
2	69°38'00"	55.000	66.843	62.805	N49°23'48"W
3	12°32'00"	155.000	33.906	33.838	N08°18'48"W
4	10°58'22"	1065.000	200.127	199.821	N07°31'59"W
5	03°34'38"	1065.000	66.494	66.483	N14°48'29"W
6	14°59'08"	565.000	147.774	147.354	N24°05'22"W
7	04°50'22"	535.000	45.187	45.174	N34°00'09"W
8	04°46'10"	828.000	69.005	68.985	N53°00'31"E
9	14°37'33"	535.000	135.947	135.582	S28°37'24"E
10	15°51'39"	535.000	148.100	147.627	S43°50'00"E
11	87°41'21"	15.000	22.957	20.781	N11°33'06"E
12	90°13'29"	15.000	23.621	21.255	S77°24'19"E
13	06°10'54"	615.000	66.352	66.320	S41°43'10"E
14	20°10'55"	250.000	88.060	87.606	S82°18'14"E
15	10°58'58"	222.000	42.555	42.489	S86°54'13"E
16	11°28'57"	172.000	34.470	34.412	N43°10'13"E
17	11°28'57"	200.000	40.081	40.014	N43°10'13"E
18	11°28'57"	228.000	45.693	45.616	S43°10'13"W
19	10°58'14"	228.000	43.655	43.589	S43°25'35"W
20	00°30'43"	228.000	2.037	2.037	S37°41'06"W

TRAVERSE MOUNTAIN  
SUBDIVISION PLAT "B"

ENT 81660:2004 PG 11 of 12

COUNTRY RUN SUB  
(POD-11) PHASE

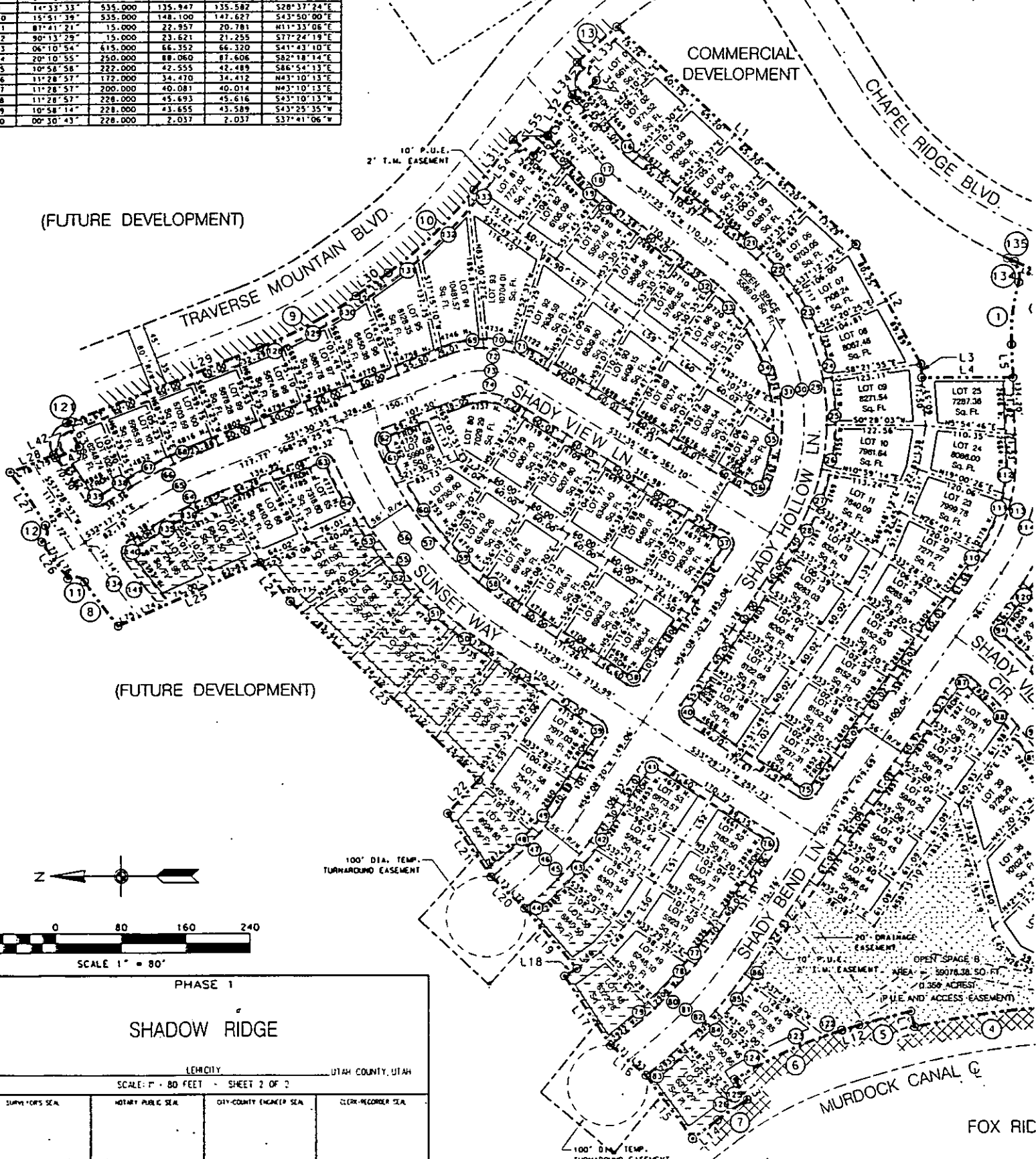
COMMERCIAL  
DEVELOPMENT

CHAPEL RIDGE BLVD.

(FUTURE DEVELOPMENT)

TRAVERSE MOUNTAIN BLVD.

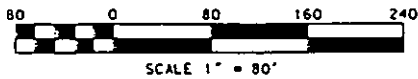
10' P.U.E.  
2' T.M. EASEMENT



(FUTURE DEVELOPMENT)



100' DIA. TEMP.  
TURNAROUND EASEMENT



PHASE 1

SHADOW RIDGE

LEHIGH CITY

UTAH COUNTY, UTAH

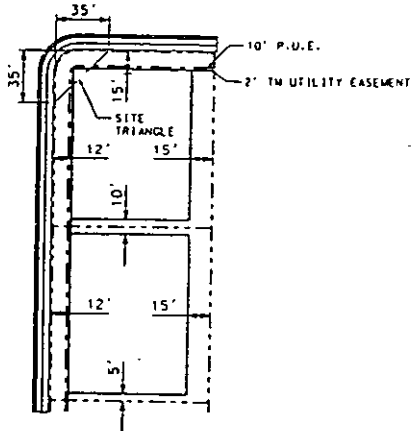
SCALE: 1" = 80 FEET - SHEET 2 OF 2

SURVEYOR'S SEAL    NOTARY PUBLIC SEAL    CITY-COUNTY ENGINEER SEAL    CLERK-RECORDER SEAL

MURDOCK CANAL C

FOX RIC

LOT SETBACK DETAIL



AREA TABULATION

TOTAL ACRES = 49.961  
 LOT ACRES = 38.951  
 # OF LOTS = 105  
 OPEN SPACE/Common AREA = 4.984  
 ROAD ACRES = 6.026  
 LANE MILES OF ROAD = 0.884

WILDLAND INTERFACE NOTES

- = NO ACCESS
- = FIREBREAK : CANAL
- = LOW FUEL : RAVINES : NATIVE GRASS + BRUSH
- = LOW FUEL : LOW SLOPES : NATIVE GRASS 30' SETBACK : CLASS "C" ROOFING REQ'D.

CONSTRUCTION WITHIN 30' OF THE URBAN WILDLAND INTERFACE CODE MUST MEET ALL REQUIREMENTS OF THE CODE.

NOTES

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

BOUNDARY ANGLE POINT (SET REBAR AND CAP LS #166572)  
 SET 3/4" REBAR AND CAP LS #166572

ZONING: PLANNED COMMUNITY MEDIUM 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 OPEN SPACE WILL BE DEDICATED AND MAINTAINED BY THE M.O.A.

LINE TABLE

LINE	BEARING	DISTANCE
L14	N36°25'18"W	38.581
L15	N53°44'04"E	97.997
L16	N39°37'51"E	57.650
L17	N56°06'40"E	103.261
L18	S31°50'02"E	18.038
L19	N48°44'44"E	100.278
L20	N42°27'39"E	57.265
L21	N55°34'12"E	96.219
L22	S48°40'06"E	56.943
L23	N43°45'45"E	325.413
L24	N52°29'51"E	64.512
L25	N23°59'05"W	193.178
L26	N56°47'26"E	56.007
L27	N57°28'57"E	79.617
L28	S22°44'30"E	56.826
L29	S21°20'37"E	250.898
L30	S35°54'10"E	49.210
L31	S91°45'49"E	79.671
L32	S57°44'53"E	58.454
L33	N44°18'12"E	32.920
L34	S48°54'42"W	9.108
L35	S45°41'48"E	33.939
L36	S57°44'53"E	29.227
L37	S57°44'53"E	29.227
L38	N80°51'46"W	56.055
L39	N59°06'13"W	60.062
L40	N56°08'23"W	5.873
L41	N08°35'14"E	340.353
L42	S57°28'57"W	4.674
L43	S27°01'58"E	30.383
L44	S57°58'23"W	60.087
L45	N55°52'50"E	43.819
L46	S34°38'33"E	35.178

LINE TABLE

LINE	BEARING	DISTANCE
L47	S46°44'23"E	43.743
L48	S46°44'23"E	53.205
L49	S46°44'23"E	9.462
L50	S56°08'20"E	57.712
L51	S56°08'20"E	62.281
L52	S56°08'20"E	69.511
L53	N39°37'51"E	28.785
L54	S38°14'10"W	32.660
L55	N48°54'42"E	1.876
L56	S57°45'50"E	30.111
L57	S37°25'45"W	62.588
L58	S37°25'45"W	60.396
L59	S37°25'45"W	59.165
L60	S37°25'45"W	61.626
L61	S35°54'10"E	35.613
L62	S35°54'10"E	73.597
L63	N62°58'02"E	37.803
L64	S73°45'26"W	43.021
L65	S23°45'26"W	28.353
L66	S23°45'26"W	71.375
L67	S05°52'54"W	129.811
L68	S63°54'29"W	70.915
L69	S67°56'08"W	10.848
L70	S23°45'26"W	59.441
L71	N39°37'51"E	28.865
L72	N42°27'39"E	28.582
L73	N42°27'39"E	28.687
L74	N23°59'05"W	29.164
L75	N23°59'05"W	29.081
L76	N56°47'26"E	28.004
L77	N56°47'26"E	28.004
L78	S22°44'20"E	28.413
L79	S22°44'20"E	28.413

LINE TABLE

LINE	BEARING	DISTANCE
L1	S41°53'32"W	404.298
L2	S61°34'52"W	170.141
L3	S85°31'37"W	16.922
L4	S00°00'00"E	111.486
L5	N87°36'18"E	40.844
L6	S20°05'59"W	115.580
L7	N89°46'48"W	601.844
L8	S05°47'12"W	28.110
L9	N145°34'48"W	165.800
L10	N02°07'48"W	38.100
L11	N76°58'47"E	22.200
L12	N16°35'47"W	22.200
L13	S58°25'09"W	30.000

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
21	05°24'09"	278.000	26.214	26.204	N40°07'50"E
22	12°38'35"	278.000	61.344	61.219	N49°09'12"E
23	11°41'05"	278.000	56.895	56.596	N61°19'01"E
24	11°36'38"	278.000	56.334	56.238	N72°51'53"E
25	12°05'52"	278.000	58.698	58.589	N84°49'07"E
26	11°35'42"	278.000	56.260	56.164	S83°20'05"E
27	10°13'07"	278.000	49.581	49.515	S72°25'41"E
28	11°13'10"	278.000	54.438	54.351	S61°42'32"E
29	86°28'18"	278.000	419.562	380.862	S60°39'54"W
30	86°25'55"	278.000	377.130	342.375	N80°18'42"E
31	75°00'10"	222.000	290.608	210.298	S74°55'50"W
32	01°44'56"	222.000	6.717	6.717	S38°18'13"W
33	15°56'42"	222.000	61.781	61.577	S41°09'02"W
34	35°07'13"	222.000	136.018	133.958	S42°41'00"W
35	22°11'18"	222.000	85.972	85.436	N78°39'45"W
36	99°11'31"	15.000	25.946	22.845	N17°58'20"W
37	92°14'14"	15.000	24.148	21.623	S77°44'33"W
38	89°37'58"	15.000	23.466	21.145	N11°19'21"W
39	90°22'02"	15.000	23.658	21.281	S78°40'39"E
40	89°37'58"	15.000	23.466	21.145	S11°19'21"E
42	01°55'49"	378.000	12.735	12.734	S55°10'26"E
43	09°24'38"	378.000	62.084	62.014	S49°30'13"E
44	08°23'51"	378.000	55.412	55.362	S40°35'55"E
45	19°44'24"	378.000	130.231	129.588	S46°16'09"W
46	20°38'38"	350.000	126.107	125.426	N45°49'01"W
47	21°42'33"	322.000	122.004	121.276	N45°17'24"W
48	14°35'49"	322.000	82.034	81.813	N41°43'42"W
49	07°06'44"	322.000	39.970	39.945	N52°34'58"W
50	05°13'02"	528.000	47.924	47.908	S36°05'38"W
51	06°53'11"	528.000	63.476	63.437	S42°28'18"W
52	06°04'24"	528.000	60.903	60.870	S48°53'12"W
53	06°04'24"	528.000	35.367	35.344	S55°13'40"W
54	08°46'53"	528.000	80.925	80.845	S62°39'19"W
55	31°13'08"	528.000	109.195	109.176	N50°16'11"E
56	34°59'48"	500.000	105.104	100.378	N50°59'21"E
57	37°16'39"	472.000	274.161	270.324	N50°08'02"E
58	06°43'50"	472.000	55.447	55.415	N38°51'33"E
59	07°24'08"	472.000	60.980	60.938	N41°55'32"E
60	12°22'33"	472.000	101.930	101.732	N53°48'48"E
61	06°46'27"	472.000	55.605	55.572	N63°23'13"E
62	31°42'58"	15.000	24.011	21.329	S67°22'04"E
63	88°33'0"	15.000	23.184	20.344	S27°46'05"W
64	07°45'26"	472.000	63.327	63.378	S25°23'33"E
65	09°12'28"	500.000	80.352	80.266	S26°06'28"E
66	10°29'10"	528.000	96.658	96.522	S26°45'14"E
67	06°33'59"	528.000	60.511	60.478	N28°42'55"W
68	33°55'1"	528.000	36.147	36.140	N23°28'15"E
69	21°26'18"	128.000	47.894	47.615	N10°47'26"W
70	16°19'53"	128.000	36.495	36.261	N08°05'40"W
71	15°21'50"	128.000	34.323	34.220	N23°56'31"E
72	53°08'20"	128.000	118.701	114.493	S05°03'26"E
73	53°08'20"	100.000	92.715	89.348	S05°03'26"W
74	53°08'20"	72.000	66.769	64.402	S05°03'26"W
75	38°21'26"	15.000	23.132	20.307	N10°41'06"W
76	91°32'34"	15.000	23.392	21.515	S78°18'54"E
77	04°16'35"	572.000	42.713	42.702	N52°43'27"W
78	37°03'47"	572.000	73.839	73.788	N46°53'13"W
79	07°15'23"	572.000	72.165	72.117	N39°34'28"W
80	18°54'2"	372.000	189.717	187.862	S45°24'22"E
81	18°13'3"	600.000	190.372	189.370	S45°45'37"E

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
82	17°35'40"	528.000	192.846	192.089	S46°03'59"E
83	05°21'32"	628.000	58.738	58.716	S39°56'55"E
84	05°21'32"	628.000	58.738	58.716	S45°18'27"E
85	05°21'32"	628.000	58.738	58.716	S50°39'59"E
86	03°31'03"	628.000	16.633	16.633	S54°06'11"E
87	97°10'24"	15.000	25.440	22.499	S06°16'37"E
88	09°07'00"	522.000	83.058	82.971	S46°52'05"W
89	09°12'48"	522.000	83.338	83.048	S56°01'59"W
90	04°07'20"	522.000	31.555	31.547	S62°42'02"W
91	22°27'07"	522.000	204.551	203.245	S33°32'09"W
92	34°18'45"	550.000	329.375	324.475	S54°24'32"W
93	24°00'35"	578.000	242.211	240.442	S53°16'12"W
94	33°52'17"	15.000	21.458	20.049	N83°12'03"E
95	08°21'08"	578.000	85.265	85.188	N45°29'28"E
96	05°51'23"	578.000	60.387	60.060	S52°41'44"E
97	05°59'22"	578.000	60.421	60.393	N88°40'06"E
98	03°16'43"	578.000	16.437	16.411	N63°28'08"E
99	52°27'25"	15.000	13.733	13.259	N39°02'47"E
100	12°25'51"	61.000	13.225	13.209	N19°02'01"E
101	44°35'32"	61.000	47.475	46.286	N47°32'41"E
102	41°02'41"	61.000	43.694	42.770	S89°38'12"E
103	39°42'32"	61.000	42.276	41.435	S49°15'35"E
104	19°19'18"	61.000	20.571	20.474	S19°44'40"E
105	31°51'40"	61.000	33.921	33.486	S05°50'49"W
106	49°25'00"	61.000	52.612	50.996	S46°29'49"W
107	52°34'53"	61.000	55.981	54.037	N82°10'55"W
108	59°00'50"	15.000	15.450	14.776	N85°43'53"W
109	290°57'27"	61.000	109.768	89.139	N21°42'12"W
110	02°26'18"	222.000	9.447	9.447	N56°04'57"W
111	18°04'31"	222.000	73.310	73.565	N66°50'27"W
112	16°01'05"	222.000	62.264	61.861	N86°37'10"W
113	37°31'53"	222.000	145.421	142.835	S73°37'45"E
114	37°31'53"	250.000	163.162	160.850	S73°37'45"E
115	37°31'53"	278.000	182.103	178.865	S73°37'45"E
116	03°18'20"	278.000	16.039	16.037	N89°15'28"E
117	11°49'20"	278.000	57.361	57.260	S83°10'42"E
118	10°42'30"	278.000	52.348	52.271	S71°52'22"E
119	10°37'14"	278.000	50.725	50.653	S61°15'04"E
120	01°09'39"	278.000	5.632	5.632	S55°26'11"E
121	00°31'51"	615.000	6.698	6.698	S21°16'33"E
122	02°20'09"	565.000	23.537	23.031	N17°45'52"W
123	07°49'33"	565.000	77.113	77.113	N27°10'13"E
124	34°49'26"	565.000	47.562	47.555	N29°10'12"W
125	01°39'57"	535.000	15.555	15.554	S32°24'55"E
126	33°10'25"	535.000	29.617	29.629	N34°50'08"W
127	102°04'22"	26.000	46.318	40.432	S30°22'32"E
128	02°58'27"	535.000	27.278	27.274	S22°49'40"E
129	06°22'54"</				