

MILITARY INSTALLATION DEVELOPMENT AUTHORITY
MIDA Board Meeting
June 11, 2024

STAFF REPORT

Agenda Item: #8
Prepared By: Robert Donigan, MIDA Planner
Reviewed By: Richard Catten, DRC Counsel

Project: Marcella Landing Subdivision Plat

Location: The Marcella Landing Subdivision Plat is located within the approved Mayflower Master Development Plan (MDP), west of U.S. Highway 40 near exit 8, just east of the Overlook Estates Subdivision and directly north of the MWR Hotel and Conference Center.

Applicant: Reef Private Equity

Representative: Saadet Yilmaz

Recommendation: Staff recommends the MIDA Board approve the Marcella Landing Subdivision and Condominium Plat as recommended by the MRF DRC subject to the completion of the Conditions of Approval as presented in this staff report.

Background:

Per Chapter 2, Sections 2.02(A) and 2.02(F) of the Development Standards and Guidelines, MIDA requires Subdivision Plat approval before construction on any property within the MIDA Control Area. To meet this requirement for the construction of the Marcella Landing Subdivision, the Applicant (Reef) originally submitted the draft Marcella Landing Subdivision Plat to MIDA in February 2024 for initial review. Staff has reviewed the submitted plat and associated information and had provided comments to the Applicant. The Applicant has since resubmitted updated information for Staff review and in preparation for this DRC meeting.

Project Description:

The Marcella Landing Subdivision proposes subdividing Lot 18 of the MIDA Master Development Plat within the boundaries of the Mayflower Master Development Plan. It also includes incorporating Lots 23-24, a portion of Lot 22, and Parcel C of the Overlook Subdivision Plat. In total, the subdivision is 11.74 acres with 50 Townhome/Condominium lots. The Townhomes/Condominiums will be accessed via Horn Court and four private drives. A secondary emergency access easement is proposed at the southeast corner of the property that connects to Mayflower Village

Road. A variety of trail corridors, utility easements, drainage easements, and common areas are proposed across the project. Two commercial lots (C-1 and C-2) are proposed to accommodate a proposed ski amenity building. The Site Plan package has been submitted concurrently for MIDA review and approval.

Analysis:

Generally, the plat submittal includes everything that is required in the Development Standards and Guidelines with minor exceptions. Specific items of consideration include:

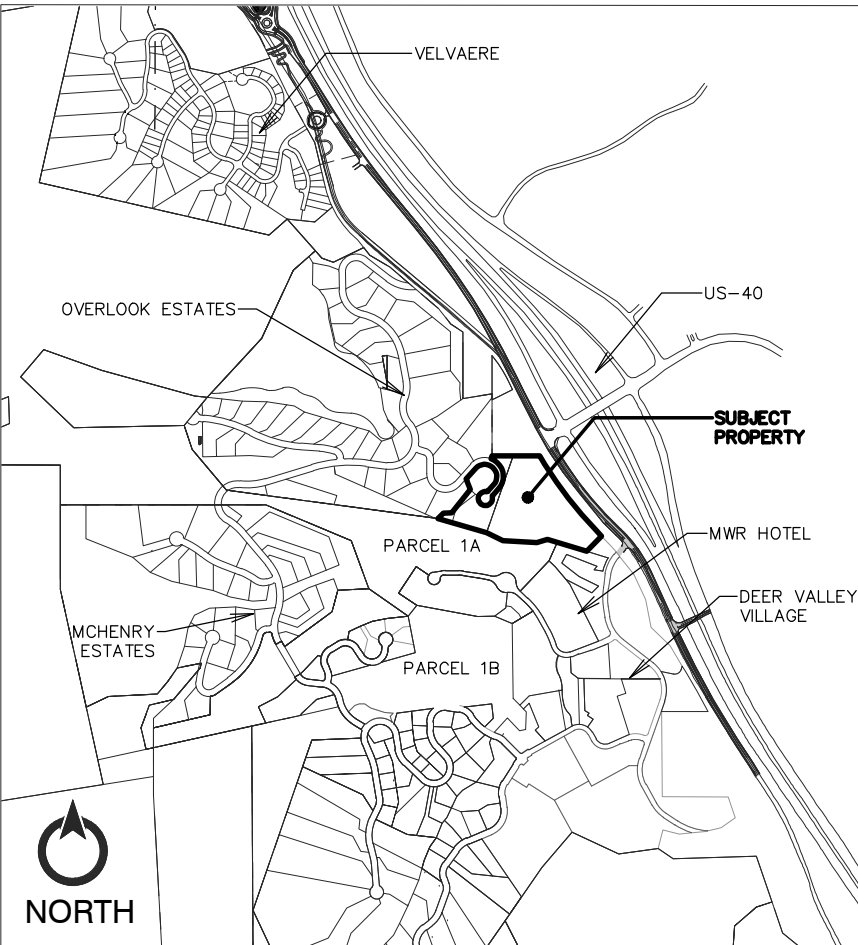
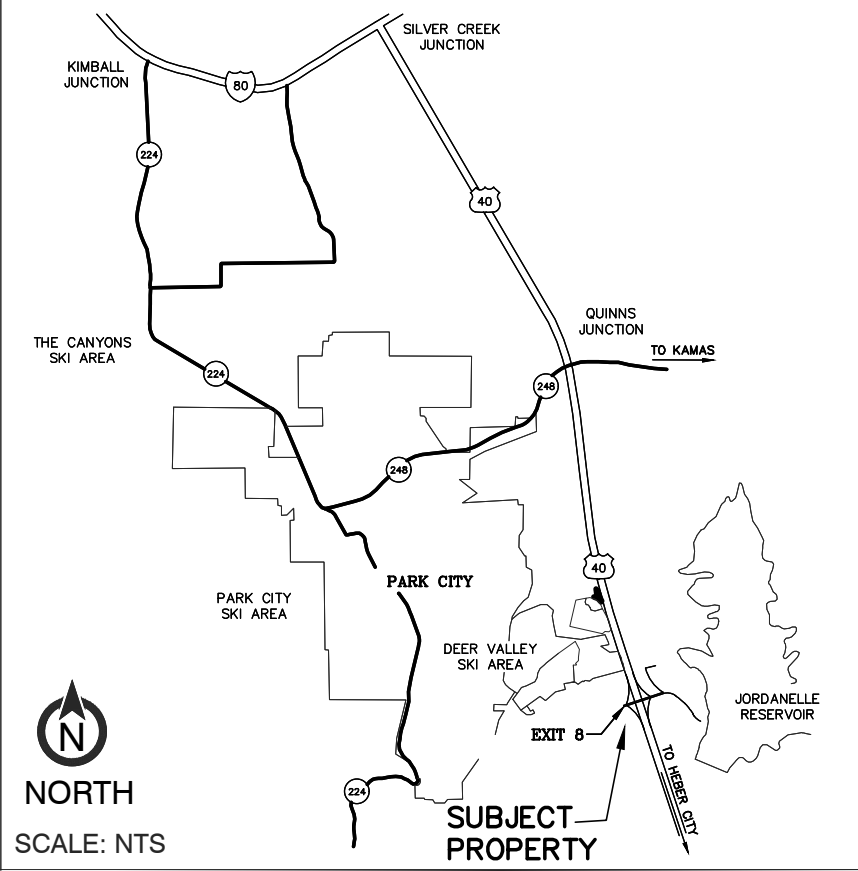
- The proposed Townhomes and density are well within the approved ERUs from the approved MDP.
- Generally, there are 10' P.U.Es along the proposed roads and drives with the subdivision, except for along the Horn Court cul-de-sac. Because this was originally proposed and approved as a full width public row as part of the Overlook Estates Subdivision, so in this condition, the P.U.E. is only 4' wide.
- There are proposed off site improvements for this development (ski amenity building, emergency vehicle access, utility easements) that will require easement agreements. These are in process.
- Outstanding items that still need to be resolved or addressed include:
 - Individual addresses for the Townhomes have not been provided. It is understood that these will be assigned before recording of the Plat.

RECOMMENDED ACTION:

Staff recommends the MIDA DRC recommend to the MIDA Board approval of the Marcella Landing Subdivision Plat based on the following conditions of approval:

1. All off-site agreements and easements are in place and recorded.
2. The condominium plat declaration is reviewed and approved by MIDA legal counsel.
3. Wasatch County Fire District (WCFD) approval is confirmed.

VICINITY MAP



MAYFLOWER LDP COORDINATE SYSTEM PROJECTION PARAMETERS

PROJECTION = TRANSVERSE MERCATOR
DATUM = NAD83(2011)
REALIZATION/EPOCH = 2010.0000
FALSE NORTHING = 200,000.0000
FALSE EASTING = 50,000.0000
ORIGIN LATITUDE = 40°37'30.0000" N
SCALE REDUCTION = 1.000317000
CENTRAL MERIDIAN = 111°27'30.0000" W
PROJECT ELEVATION = 6,700.00 (NAVD88)
ZONE UNIT (N/E/U) = U.S. SURVEY FOOT

LEGEND

- STORM DRAIN UTILITY EASEMENT
- SANITARY SEWER EASEMENT
- TRAIL EASEMENT
- SECONDARY EMERGENCY ACCESS EASEMENT
- STREET MONUMENT (As-Noted)
- Found Section Monument (As-Noted)
- SET PROPERTY CORNER MONUMENT
- EJECTOR PUMP
- MARCELLA LANDING PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- CENTERLINE STORM DRAIN
- STORM DRAIN EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT
- SANITARY SEWER EASEMENT
- PUBLIC UTILITY EASEMENT
- BUILDING ENVELOPE

| LINE TABLE | | | |
|------------|---------------|--------|--|
| LINE | DIRECTION | LENGTH | |
| L1 | N 16°06'00" E | 24.08' | |

| CURVE TABLE | | | | | |
|-------------|--------|--------|-----------|--------------|---------------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD LENGTH | CHORD BEARING |
| C1 | 12.50' | 12.16' | 55°44'21" | 11.69' | S 69°59'18" W |
| C2 | 12.50' | 12.16' | 55°44'21" | 11.69' | N 14°14'58" E |

OWNER'S CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS, that RS21 Mayflower LLC, a Delaware limited liability company ("RS21 Mayflower"), is the owner of record of the above-described tracts of land, also known as Tax Parcel Identification Numbers 00-0021-8518, 00-0021-8519, 00-0021-8520, 00-0021-8542, and 00-0021-4988, and does hereby cause the same to be subdivided (and, where applicable, the boundary lines to be adjusted) into a single development parcel with roadways, shared driveways, and other areas as set forth on and to be hereafter known as the MARCELLA LANDING ("Plat"). RS21 Mayflower does hereby certify that it has caused this Plat to be prepared and does hereby consent to the recordation of this Plat.

IN WITNESS WHEREOF, RS21 Mayflower has executed this Plat on this _____ day of _____, 2024.

RS21 MAYFLOWER LLC,
a Delaware limited liability company
By: RS21 Mayflower Manager LLC,
a Utah limited liability company, its Manager

By: _____
Print Name:
Title: Manager and Authorized Signatory

ACKNOWLEDGMENT

STATE OF UTAH : ss.
COUNTY OF _____)

On this _____ day of _____, 2024, personally appeared _____, a Manager and Authorized Signatory of RS21 Mayflower Manager LLC, a Utah limited liability company, the Manager of RS21 Mayflower LLC, a Delaware limited liability company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this Plat, and acknowledged that he or she executed the same for and on behalf of said limited liability company.

My Commission Expires: _____
NOTARY PUBLIC
Residing at: _____

MILITARY INSTALLATION
DEVELOPMENT AUTHORITY (M.I.D.A.)

APPROVED AND ACCEPTED ON THIS _____ OF _____, 2024
MRF PROJECT AREA MANAGER

M.I.D.A. MOUNTAIN VILLAGE PUBLIC
INFRASTRUCTURE DISTRICT

APPROVED AND ACCEPTED ON THIS _____ OF _____, 2024
EXECUTIVE DIRECTOR

M.I.D.A. ATTORNEY

APPROVED AND ACCEPTED ON THIS _____ OF _____, 2024
M.I.D.A. ATTORNEY

WASATCH COUNTY SURVEYOR

APPROVED AND ACCEPTED ON THIS _____ OF _____, 2024
RECORD OF SURVEY # _____
WASATCH COUNTY SURVEYOR

JORDANELLE SPECIAL SERVICE DISTRICT AND
SPECIAL IMPROVEMENT DISTRICT

APPROVED AND ACCEPTED ON THIS _____ OF _____, 2024
GENERAL MANAGER

WASATCH COUNTY FIRE DISTRICT

APPROVED AND ACCEPTED ON THIS _____ OF _____, 2024
EXECUTIVE DIRECTOR

DOMINION ENERGY

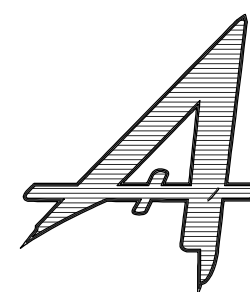
APPROVED AND ACCEPTED ON THIS _____ OF _____, 2024
BY: _____
TITLE: _____

RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED
AT THE REQUEST OF _____
FEE _____ WASATCH COUNTY RECORDER BOOK _____ PAGE _____
TIME: _____ DATE: _____ ENTRY NO.: _____

ROCKY MOUNTAIN POWER

APPROVED AND ACCEPTED ON THIS _____ OF _____, 2024
BY ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP
AUTHORIZED AGENT



ALLIANCE
ENGINEERING
CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

MARCELLA LANDING SUBDIVISION PLAT - PLAT NOTES

1. **Platted Lands and Plat Notes:** The tracts of land that are described in, subdivided by, and platted pursuant to this Marcella Landing Subdivision Plat ("Plat") are referred to herein as the "Platted Lands." The Platted Lands are situated within those areas commonly referred to as (i) "Lot 18" of the MIDA Master Development Plat, recorded on June 30, 2020, as Entry No. 480155, in Book 1299, beginning at Page 1122, in the official records of the Wasatch County, Utah Recorder ("Official Records"), and (ii) "Lot 22," "Lot 23," "Lot 24," and "Open Space - Parcel C7" in the Overlook Estates Subdivision Plat (Amending the MIDA Master Development Plat Amended 2022), recorded on April 20, 2023, as Entry No. 531683, in Book 1439, beginning at Page 1377, in the Official Records, together with any amendments thereto. As used in these plat notes ("Plat Notes"), the term "Lot" shall mean any tract of land, development lot, common area lot, roadway parcel, or other lot shown, specifically described, delineated, or demarcated as part of the Platted Lands. These Plat Notes run with the land and shall be binding upon and inure to the benefit of the successors and assigns of the Lot Owners (as defined below) with respect to each Lot of the Platted Lands.

2. **Flood Zone Classification:** All or portions of the Platted Lands are located within Zone X, area outside the 0.2% annual chance floodplain, per FEMA panel 49043C0125E, effective March 15, 2012.

3. **Property Corner Monuments:** Certain corner monuments applicable to the Platted Lands will be set upon completion of infrastructure improvements.

4. **Private Utility Improvements:** Except to the extent owned by owner(s) or operator(s) of utility facilities, all culinary water, secondary water, private fire service lines, sewer systems (including, sewer laterals, main lines, and other sewer facilities), storm water facilities, and other utility improvements serving and applicable to the Platted Lands (collectively, the "Private Utility Improvements") as established under any agreements with such owner(s) or operator(s) of the utility facilities or as otherwise established by RS21 Mayflower LLC, a Delaware limited liability company, as the current owner of the Platted Lands ("Owner"), are intended to be privately owned, operated, and maintained and the recordation of this Plat in the Official Records is not intended to effect a dedication of any portions of the Private Utility Improvements to the public or for any public use. It shall be the responsibility of each individual Lot Owner or Lot Owners of the Platted Lands or a given owners' association, as set forth further in any future declaration or other agreement established by and/or entered into by Owner, to ensure that construction, operation, maintenance, repair, and any replacement of the Private Utility Improvements is performed in accordance with all existing agreements with the owner(s) or operator(s) of the utility facilities and all valid and enforceable ordinances, development codes, and building requirements and standards enacted and enforced by the Utah Military Installation Department ("MIDA"), the State of Utah, and/or the State of Utah, as applicable. The Platted Lands are located within the boundaries of MIDA and the Private Utility Improvements are subject to all rules, regulations, requirements, fees, assessments, and charges of MIDA.

5. **Master Declaration:** The Platted Lands are subject to, among other things, the terms and conditions of that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Mountaineers Village and Resort, dated August 30, 2020, and recorded on August 21, 2020, as Entry No. 483149, in Book 1508, beginning at Page 27, in the Official Records (the "Master Declaration Agreement"), as such Master Declaration has been or may be modified or amended at any time and from time-to-time. Without limiting the generality of the foregoing, under the terms and conditions of the Master Declaration, each individual Lot Owner of the Platted Lands shall also be subject to the applicable terms, conditions, and requirements of the Master Declaration and shall become personally liable for the payment of any taxes, assessments, common expenses, or cost-sharing arrangements made in accordance with the terms of the Master Declaration. Any easements, covenants, conditions, restrictions, obligations, and other matters applicable to the Platted Lands as granted by or established under the Master Declaration may be amended, modified, or relocated in accordance with the terms and conditions of the Master Declaration.

6. **Master Development Agreement:** In addition to the Master Declaration, the Platted Lands are subject to, among other things, the terms and conditions of that certain Mountaineers Resort Master Development Agreement, dated August 19, 2020, and recorded on August 20, 2020, as Entry No. 483120, in Book 1307, beginning at Page 1743, in the Official Records (the "Master Development Agreement"), as such Master Development Agreement has been or may be modified or amended at any time and from time-to-time. Any terms, conditions, and matters applicable to the Platted Lands as established under the Development Agreement may be amended or modified in accordance with the terms and conditions of the Development Agreement.

7. **Notice of Disclosures Regarding Potential Conditions in Resort Areas:** The Owner hereby notifies each of the owners and potential buyers of any Lots within the Platted Lands (individually, a "Lot Owner" and, collectively, the "Lot Owners") that they own or are buying property in a ski and golf resort area (the "Resort") in which all-season resort activities are conducted and where certain risks are present, including, without limitation, damage to property and improvements and personal injury and death caused by errant skiers, mountain bikers, golfers and errant golf balls and other equipment, and other Resort patrons, equipment, machine-made snow, heavy equipment, construction or improvements of facilities, objects, or equipment falling from lifts, water runoff, drainage, heavy snow falls, wind patterns, and other conditions that may affect the Platted Lands. Lot Owners within the Platted Lands are advised that the operator of the Resort and other parties may engage in avalanche and other safety control procedures; ski trail and bike/hike trail construction and grooming, including, nighttime snow cat and snowmobile operations; golf course maintenance and care, including, lawn mowing and golf cart and golf operations; resort development, construction, and operations, including nighttime skiing, nighttime lift operations, and the operation of 24-hour a day transportation systems; helicopter tours and skiing; 24-hour a day snow making; and development and construction of hotels, condominiums, townhomes, clubs and club amenities, golf courses, lodges, and other projects and related infrastructure and improvements. These and other activities may result in impairments of views or privacy, and Lot Owners have no guarantee that their view over and across the Resort will be preserved. Certain areas within the Resort may be subject to snow making, grooming, lawn mowing, yard care, landscaping, and the overall operation and management by the operator of the Resort as determined by such operator. Snowmaking activities by the Resort operator may result in artificial snow being directed at or onto the Platted Lands and improvements thereon, which may result in damage to such improvements. Golf course activities may include errant golf balls, golf equipment, fertilizer, and other lawn care products occurring near the Platted Lands and improvements thereon. Lot Owners may experience "overspray" from the Resort snowmaking system, sprinkler and watering systems, fertilizer and lawn care treatments and applications, and other materials and water runoff from the Resort, and Lot Owners acknowledge, accept, and assume the risks associated with such "overspray" snowmaking activities, sprinkler and watering systems, fertilizer and lawn care, drainage, and water runoff. Lot Owners may be exposed to lights, noises, special events, or other activities resulting from the use, operation, construction, improvements, repair, replacement, and maintenance of the Resort and/or the development of the Platted Lands and their respective improvements, land, and facilities, and Lot Owners acknowledge, accept, and assume the risks associated with such uses. Such uses may include concerts, festivals, art, and other shows and displays, fireworks displays, outdoor markets, and other performances and special events. The Resort and its related improvements and facilities, including, without limitation, utilities, may require construction and/or daily maintenance, including grooming, snowmaking, lawn mowing and golf course maintenance, and irrigation during early morning, evening, and late night hours, including, but not limited to, the use of tractors, lawn mowers, blowers, pumps, compressors, utility vehicles, and over-the-snow vehicles. Lot Owners and their respective guests, lessees, and invitees will be exposed to the noise, light, vibration and other effects of such maintenance, and such Lot Owners, guests, lessees, and invitees acknowledge, accept, and assume the risks associated with such maintenance activities. The Resort operator may engage in the movement and operation of passenger vehicles (including, without limitation, buses, vans, shuttles, and other vehicles transporting passengers) over adjacent streets and over, around, and through the Resort, commercial vehicles, and construction vehicles and equipment. Property damage, personal injury, or other losses may be caused by avalanches, slides, or other movement of snow whether or not human caused, including damage or injury resulting from snow safety/avalanche mitigation programs. By accepting a deed or other interest in any Lot within the Platted Lands, or any portion thereof, Lot Owners and potential buyers of any Lot within the Platted Lands, or any portion thereof, for himself/herself and his/her invitees, guests, lessees, successors, and assigns (a) acknowledges, accepts, and assumes the risks associated with the hazards and risks identified in this Plat Note and of any damage to property or the value of property, damage to improvements, personal injury or death, or the creation or maintenance of a trespass or nuisance, caused by or arising in connection with any of the hazards identified in this Plat Note, or other risks, hazards, and dangers associated with the operation of the Resort (collectively, the "Assumed Risks"), and (b) releases, waives, discharges, and covenants not to sue the Owner and the owner and operator of the Resort and each of their respective officers, directors, partners, shareholders, members, affiliates, employees, contractors, consultants, agents, successors and assigns, for any damages, losses, costs (including, without limitation, attorneys' fees), claims, demands, suits, judgments, settlements, ordinary negligence (but not gross negligence or willful misconduct), or other obligations arising out of or connected in any way with any of the Assumed Risks. This release is intended to be a comprehensive release of liability but is not intended to assert defenses which are prohibited by law. These Plat Notes are not intended to limit the liability of individual skiers, individual golfers, mountain bikers, or other resort users using the Resort.

8. **Shared Access:** Any shared access easements, shared driveways, and/or shared access areas as shown or designated on this Plat are intended for the purposes of providing ingress and egress to the Lot Owners served by such easements (and their respective guests, lessees, and invitees) on a non-exclusive basis. Parking on any shared access easements, shared driveways, and/or shared access areas is prohibited at all times. Design of a "Shared Access" or "Shared Driveway" shall meet all requirements of the applicable MIDA Design Standards and Guidelines as well as the applicable Fire Code and shall be reviewed and approved by the Wasatch County Fire District ("WCFFD"). No use may be made of any such shared access easements, shared driveways, and/or shared access areas that would preclude or unreasonably restrict access to any Lots or Lot Owners served by such shared access easements, shared driveways, and/or shared access areas. The respective obligations of the Owner, Lot Owners, or a given owners' association to construct, maintain, repair, and replace the shared access easements, shared driveways, and/or shared access areas shall be as set forth in any future declaration or other applicable agreements or other writings recorded against the applicable Lots established by and/or entered into by Owner. Owner(s) or operator(s) of the Private Utility Improvements shall have the right to install, maintain, and operate underground utilities and minor required surface facilities within any such shared access easements, shared driveways, and/or shared access areas shown or designated on this Plat as is necessary or desirable in providing utility services, including the right of access to the Private Utility Improvements and the right to require removal of any obstructions including structures, trees, and vegetation that may have been placed within the shown or designated on this Plat.

9. **Plat Modifications:** Subject to all valid and enforceable ordinances, development codes, and planning requirements and standards enacted and enforced by MIDA, Wasatch County, and/or the State of Utah, as applicable, this Plat is subject to change by the Owner, as determined by the Owner, in the exercise of the Owner's sole discretion, with any such change reflected in a supplement, amendment, or new plat (for example, a condominium plat) to be recorded in the Official Records.

10. **Further Subdivision or Combination of Lots:** The future subdivision of the Lots into one or more tracts of land (including, any future commercial or residential lots, units, or parcels, common area lots, roadway parcels, amenity lots or parcels, and the like) or combination of two or more immediately adjacent Lots within the Platted Lands into a single Lot may be permitted as determined by the Owner, in the exercise of the Owner's sole discretion.

11. **Secondary Emergency Access:** The Secondary Emergency Access ("Secondary Access") areas shown on this Plat (including, any areas outside of the Platted Lands) are not public roads and shall not be considered public access, public rights-of-way, or for any public use and the Secondary Access is intended to be privately owned, gated, and for emergency use only by WCFFD. All aspects of the Secondary Access shown on this Plat have been approved by the Fire Chief of the WCFFD.

12. **Trail Related Easements:** The Owner reserves the right to grant or otherwise establish certain non-exclusive easements for year-round or seasonal public trail access on, over and cross those areas within the Platted Lands labeled "Trail Easement" and shown on this Plat, in the exercise of the Owner's sole discretion. Said non-exclusive easements are intended for the use, benefit, and enjoyment of the designated Lot Owners and/or members of the owners' association as provided in the applicable governing documents. The Owner hereby notifies each of the Lot Owners that the anticipated uses permitted in the Trail Easement areas are expected to include recreational activities such as hiking and mountain biking.

13. **Private Roadways:** The streets, roadways, shared driveways, and other related improvements specific to providing vehicular access to and throughout the Platted Lands (excluding, however, any portions of Horn Court that have previously been dedicated as a public right-of-way) are intended to be gated and privately owned, operated, and maintained as designated public utility easement areas identified on the Plat (individually, a "P.U.E.", and collectively, the "P.U.E.s") along with all the rights and duties described therein; *provided, however*, that Owner reserves unto itself the right to occupy, use, and cultivate the Platted Lands and the public utility easement areas, and the right to grant unto others the right to occupy, use, and cultivate the Platted Lands and the public utility easement areas, for all purposes not inconsistent with the rights and duties granted and described in this Plat under Ass. § 54-3-27. At no time may any permanent buildings or structures be placed within the P.U.E.'s or any other above-ground obstruction which materially and adversely interferes with the use of the P.U.E.'s, without the prior written approval of the utility providers within the applicable P.U.E.; provided, however, driveway improvements (consisting of concrete, asphalt, and the like) and landscaping improvements are permitted. The owner(s) and/or operator(s) of utility facilities shall have the right to install, maintain, and operate underground utilities and minor required surface facilities within the P.U.E.'s as may be necessary or desirable in providing utility services within and without the Platted Lands, including, the right of access to such utility facilities and the right to require removal of any permanent buildings or structures and above-ground obstructions which violate this Plat Note. The owner(s) and/or operator(s) of any facility may require the individual Lot Owners to remove all permanent buildings or structures and/or above-ground obstructions within any particular P.U.E. which violate this Plat Note, at the Lot Owner's expense, or the owner(s) and/or operator(s) of utility facilities may remove such permanent buildings or structures and/or non-compliant obstructions at the Lot Owner's expense. Owner retains the right to grant additional public and private utility easements within the Platted Lands as determined by the Owner, in the exercise of the Owner's sole discretion.

14. **General Public Utility Easement Designations:** Pursuant to Utah Code Ann. § 54-3-27, this Plat grants and dedicates to the owner(s) and/or operator(s) of utility facilities certain non-exclusive public utility easements within those designated public utility easement areas identified on the Plat (individually, a "P.U.E.", and collectively, the "P.U.E.s") along with all the rights and duties described therein; *provided, however*, that Owner reserves unto itself the right to occupy, use, and cultivate the Platted Lands and the public utility easement areas, and the right to grant unto others the right to occupy, use, and cultivate the Platted Lands and the public utility easement areas, for all purposes not inconsistent with the rights and duties granted and described in this Plat under Ass. § 54-3-27. At no time may any permanent buildings or structures be placed within the P.U.E.'s or any other above-ground obstruction which materially and adversely interferes with the use of the P.U.E.'s, without the prior written approval of the utility providers within the applicable P.U.E.; provided, however, driveway improvements (consisting of concrete, asphalt, and the like) and landscaping improvements are permitted. The owner(s) and/or operator(s) of utility facilities shall have the right to install, maintain, and operate underground utilities and minor required surface facilities within the P.U.E.'s as may be necessary or desirable in providing utility services within and without the Platted Lands, including, the right of access to such utility facilities and the right to require removal of any permanent buildings or structures and above-ground obstructions which violate this Plat Note. The owner(s) and/or operator(s) of any facility may require the individual Lot Owners to remove all permanent buildings or structures and/or above-ground obstructions within any particular P.U.E. which violate this Plat Note, at the Lot Owner's expense, or the owner(s) and/or operator(s) of utility facilities may remove such permanent buildings or structures and/or non-compliant obstructions at the Lot Owner's expense. Owner retains the right to grant additional public and private utility easements within the Platted Lands as determined by the Owner, in the exercise of the Owner's sole discretion.

15. **Snow Storage Easements:** To the extent identified and designated on this Plat, the Owner grants and dedicates certain snow storage easement areas identified on the Plat (individually, a "Snow Storage Easement", and collectively, the "Snow Storage Easements") along with all the rights and duties described therein; *provided, however*, that Owner reserves unto itself the right to occupy, use, and cultivate the Platted Lands and the public utility easement areas, and the right to grant unto others the right to occupy, use, and cultivate the Platted Lands and the public utility easement areas, for all purposes not inconsistent with the rights and duties granted and described in this Plat under Ass. § 54-3-27. At no time may any permanent buildings or structures be placed within the Snow Storage Easement areas or any other above-ground obstruction which materially and adversely interferes with the use of the Snow Storage Easement areas, without the prior written approval of the utility providers within the applicable Snow Storage Easement areas; provided, however, driveway improvements (consisting of concrete, asphalt, and the like) and landscaping improvements are permitted. The owner(s) and/or operator(s) of utility facilities shall have the right to install, maintain, and operate underground utilities and minor required surface facilities within the Snow Storage Easement areas as may be necessary or desirable in providing utility services within and without the Platted Lands, including, the right of access to such utility facilities and the right to require removal of any permanent buildings or structures and above-ground obstructions which violate this Plat Note. The owner(s) and/or operator(s) of any facility may require the individual Lot Owners to remove all permanent buildings or structures and/or above-ground obstructions within any particular Snow Storage Easement area which violate this Plat Note, at the Lot Owner's expense, or the owner(s) and/or operator(s) of utility facilities may remove such permanent buildings or structures and/or non-compliant obstructions at the Lot Owner's expense. Owner retains the right to grant additional public and private utility easements within the Platted Lands as determined by the Owner, in the exercise of the Owner's sole discretion.

16. **Rocky Mountain Power:** Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(ii), Rocky Mountain Power accepts delivery of the P.U.E.'s as shown and described in this Plat and approves this Plat solely for the purpose of confirming that this Plat contains the P.U.E.'s and approximates the location of the P.U.E.'s, but does not warrant their precise locations. Rocky Mountain Power may require other easements in order to serve the Platted Lands. This approval does not affect any right that Rocky Mountain Power has under:

- (1) a recorded easement or right-of-way,
- (2) the law applicable to prescriptive rights,
- (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
- (4) any other provision of law.

17. **Dominion Energy:** Dominion Energy ("Dominion") approves this Plat solely for the purpose of confirming that this Plat contains certain public utility easements, and, in particular, the P.U.E.'s. Dominion may require other easements in order to serve any future development on the Platted Lands. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgment of any terms contained in this Plat, including those set in the owners dedication and these Plat Notes, and does not constitute a guarantee of particular terms of natural gas service. For further information, please contact Dominion's right-of-way department at 1-800-366-8532.

18. **Service Providers:** At the date of recordation of this Plat, the Platted Lands are served by the Jordanelle Special Service District, a Utah special service district ("JSSD"), Wasatch County Fire District ("WCFFD"), and Wasatch County Solid Waste Disposal District ("WCSDWD"). All Lots within the Platted Lands are subject to assessments and fees levied by JSSD, WCFFD, and WCSDWD. Each Lot Owner within the Platted Lands, by acceptance of a deed or other instrument of conveyance to a specific Lot, agrees to abide by all the rules, regulations, and other construction related standards and specifications of JSSD, WCFFD, and WCSDWD.

19. **Jordanelle Special Service District Facilities:**

a. Water and sewer infrastructure within the Platted Lands will be owned and operated by JSSD. Water and sewer infrastructure will be located within the P.U.E.'s. At no time may any permanent structures be placed within the P.U.E.'s or any other obstruction which materially and adversely interferes with the use of the P.U.E.'s without the prior written approval of JSSD.

b. Sewer mainline and manholes are included in the JSSD owned water and sewer infrastructure. Water mainline valves and fire hydrants are included in the JSSD owned water and sewer infrastructure. Sewer service laterals and water services laterals after the water meters are not the responsibility of JSSD.

c. Lot Owners recognize that JSSD's service area spans a large mountainous area with extreme vertical relief resulting in numerous pressure regulation facilities. As such, the Lot Owners recognize that fluctuations in water pressure may pose a risk to properties served by said system. Lot Owners agree to install and be responsible for the proper operation of any necessary pressure regulation and backflow devices to protect any plumbing facilities and fire sprinkling systems.

d. JSSD shall be required to maintain the sanitary sewer collector and pressure mains but shall not be required to maintain any private pressure lines or ejector pumps located on individual Lots, which lines and pumps are the responsibility of the respective Lot Owners.

| C/L CURVE TABLE | | | | | |
|-----------------|-----------|---------|------------|--------------|---------------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD LENGTH | CHORD BEARING |
| C3 | 170.88' | 46.47' | 15°34'58" | 46.33' | S 84°24'53" W |
| C4 | 254.01' | 56.07' | 12°38'50" | 55.96' | N 81°28'13" W |
| C5 | 85.42' | 81.46' | 54°38'11" | 78.40' | N 78°57'07" E |
| C6 | 200.00' | 46.55' | 13°20'10" | 46.45' | N 44°57'56" E |
| C7 | 512.06' | 124.92' | 13°58'40" | 124.61' | N 31°18'31" E |
| C8 | 172.00' | 39.71' | 13°13'44" | 39.62' | N 17°42'19" E |
| C9 | 286.00' | 68.73' | 13°46'10" | 68.57' | N 17°58'31" E |
| C10 | 60.00' | 98.64' | 94°11'46" | 87.90' | N 71°57'29" E |
| C11 | 274.73' | 138.30' | 28°50'35" | 136.85' | S 46°31'20" E |
| C12 | 10653.32' | 168.67' | 0°54'26" | 168.66' | S 32°33'14" E |
| C13 | 400.00' | 80.16' | 11°28'54" | 80.02' | S 38°44'52" E |
| C14 | 1000.00' | 56.70' | 3°14'55" | 56.69' | S 46°07'14" E |
| C15 | 195.00' | 97.30' | 29°53'23" | 96.30' | S 33°27'00" E |
| C16 | 60.00' | 125.02' | 119°23'00" | 103.60' | S 40°38'31" W |
| C17 | 456.00' | 40.94' | 5°08'37" | 40.92' | N 77°12'01" W |
| C18 | 505.00' | 235.00' | 26°39'43" | 232.88' | S 87°57'34" E |
| C19 | 334.45' | 104.86' | 17°57'49" | 104.43' | S 87°36'00" W |
| C20 | 1743.44' | 139.33' | 4°34'44" | 139.29' | N 81°13'13" W |
| C21 | 232.27' | 58.58' | 14°27'02" | 58.42' | N 86°09'39" W |
| C22 | 60.00' | 31.30' | 29°53'25" | 30.95' | S 59°56'42" E |
| C23 | 84.20' | 51.53' | 35°03'51" | 50.73' | S 35°57'06" W |
| C24 | 907.29' | 63.58' | 4°00'54" | 63.57' | S 20°25'38" W |
| C25 | 170.08' | 34.09' | 11°29'01" | 34.03' | S 47°39'48" W |
| C26 | 90.01' | 79.63' | 50°41'13" | 77.06' | S 67°15'54" W |
| C27 | 134.00' | 82.51' | 35°16'45" | 81.21' | S 59°50'30" E |
| C28 | 445.00' | 74.03' | 9°31'56" | 73.95' | S 82°14'51" E |





| C/L LINE TABLE | | |
|----------------|---------------|---------|
| LINE | DIRECTION | LENGTH |
| L2 | N 51°38'01" E | 39.59' |
| L3 | N 79°46'19" W | 54.44' |
| L4 | S 40°37'58" E | 19.63' |
| L5 | S 74°53'20" E | 119.53' |
| L6 | S 53°29'02" W | 36.61' |
| L7 | S 53°24'18" W | 33.94' |
| L9 | S 42°12'08" E | 20.03' |

LINE & CURVE TABLES - MARCELLA LANDING PRIVATE RIGHT-OF-WAYS

| CURVE TABLE | | | | | |
|-------------|-----------|---------|------------|--------------|---------------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD LENGTH | CHORD BEARING |
| C29 | 158.88' | 40.89' | 14°44'40" | 40.77' | S 84°50'02" W |
| C30 | 242.01' | 53.42' | 12°38'50" | 53.31' | N 81°28'13" W |
| C31 | 266.01' | 58.72' | 12°38'50" | 58.60' | S 81°28'13" E |
| C32 | 182.88' | 47.06' | 14°44'40" | 46.93' | N 84°50'02" E |
| C33 | 99.42' | 99.26' | 57°12'06" | 95.19' | N 80°14'04" E |
| C34 | 10.00' | 14.26' | 81°42'42" | 13.08' | S 87°30'38" E |
| C35 | 72.00' | 35.48' | 28°14'07" | 35.12' | S 60°46'21" E |
| C36 | 48.00' | 17.05' | 20°21'04" | 16.96' | N 64°42'53" W |
| C37 | 10.00' | 17.48' | 100°08'59" | 15.34' | N 4°27'51" W |
| C38 | 214.00' | 27.31' | 7°18'48" | 27.30' | N 41°57'14" E |
| C39 | 526.06' | 128.34' | 13°58'40" | 128.02' | N 31°18'31" E |
| C40 | 186.00' | 42.94' | 13°13'36" | 42.84' | N 17°42'23" E |
| C41 | 272.15' | 65.32' | 13°45'08" | 65.16' | N 17°58'09" E |
| C42 | 46.00' | 75.35' | 93°51'12" | 67.20' | N 71°46'19" E |
| C43 | 258.86' | 78.99' | 17°29'00" | 78.68' | S 52°21'29" E |
| C44 | 10.00' | 16.95' | 97°07'54" | 14.99' | S 4°55'05" W |
| C45 | 96.20' | 58.88' | 35°03'51" | 57.96' | S 35°57'06" W |
| C46 | 887.00' | 62.74' | 4°03'10" | 62.73' | S 20°25'24" W |
| C47 | 911.29' | 64.42' | 4°03'01" | 64.40' | N 20°25'24" E |
| C48 | 72.20' | 44.19' | 35°03'51" | 43.50' | N 35°57'06" E |
| C49 | 10.00' | 16.22' | 92°56'34" | 14.50' | S 80°02'41" E |
| C50 | 12249.07' | 172.41' | 0°48'23" | 172.40' | S 32°33'24" E |
| C51 | 10.00' | 15.08' | 86°24'41" | 13.69' | S 10°12'57" W |
| C52 | 182.00' | 36.50' | 11°29'21" | 36.43' | S 47°39'48" W |
| C53 | 78.00' | 69.02' | 50°41'45" | 66.79' | S 67°16'00" W |
| C54 | 102.00' | 90.24' | 50°41'25" | 87.33' | N 67°15'50" E |

| CURVE TABLE | | | | | |
|-------------|----------|---------|------------|--------------|---------------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD LENGTH | CHORD BEARING |
| C55 | 158.00' | 31.68' | 11°29'21" | 31.63' | N 47°39'48" E |
| C56 | 10.20' | 15.40' | 86°33'15" | 13.98' | S 82°51'43" E |
| C57 | 414.00' | 43.18' | 5°58'34" | 43.16' | S 41°30'48" E |
| C58 | 1014.01' | 57.40' | 3°14'37" | 57.40' | S 46°07'23" E |
| C59 | 181.00' | 90.32' | 28°35'23" | 89.38' | S 33°27'00" E |
| C60 | 46.00' | 95.85' | 119°23'00" | 79.43' | S 40°32'11" W |
| C61 | 442.00' | 39.68' | 5°08'37" | 39.67' | N 77°12'01" W |
| C62 | 519.00' | 241.51' | 26°39'43" | 239.34' | N 87°57'34" W |
| C63 | 320.45' | 100.51' | 17°58'17" | 100.10' | S 87°36'00" W |
| C64 | 1729.44' | 138.21' | 4°34'44" | 138.17' | N 81°13'13" W |
| C65 | 246.02' | 62.11' | 14°27'55" | 61.95' | N 86°09'49" W |
| C67 | 218.02' | 55.04' | 14°27'55" | 54.90' | S 86°09'49" E |
| C68 | 1757.44' | 140.45' | 4°34'44" | 140.41' | S 81°13'13" E |
| C69 | 347.20' | 109.20' | 18°01'17" | 108.76' | N 87°36'00" E |
| C70 | 491.00' | 228.48' | 26°39'43" | 226.43' | S 87°57'34" E |
| C71 | 470.00' | 42.19' | 5°08'37" | 42.18' | S 77°12'01" E |
| C72 | 74.00' | 49.45' | 38°17'10" | 48.53' | N 81°05'06" E |
| C73 | 10.39' | 10.50' | 57°54'49" | 10.06' | S 78°52'23" E |
| C74 | 146.79' | 90.11' | 35°10'19" | 88.70' | S 59°50'51" E |
| C75 | 457.00' | 76.03' | 9°31'56" | 75.94' | S 82°14'51" E |
| C76 | 433.00' | 72.04' | 9°31'56" | 71.95' | N 82°14'51" W |
| C77 | 122.00' | 73.99' | 34°44'57" | 72.86' | N 60°06' |

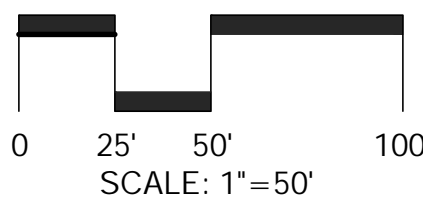
SUBDIVIDING LOT 18 OF THE MIDA MASTER DEVELOPMENT PLAT,
A PORTION OF LOT 22, ALL OF 23-24 & PARCEL C OF OVERLOOK ESTATES

| | |
|---|-------------------------------------|
|  | STORM DRAIN UTILITY EASEMENT |
|  | SANITARY SEWER EASEMENT |
|  | TRAIL EASEMENT |
|  | SECONDARY EMERGENCY ACCESS EASEMENT |

_____ MARCELLA LANDING PROPERTY BOUNDARY
 - - - - - ADJACENT PROPERTY LINE
 _____ CENTERLINE STORM DRAIN
 - - - - - STORM DRAIN EASEMENT
 _____ EMERGENCY VEHICLE ACCESS EASEMENT
 - - - - - SANITARY SEWER EASEMENT
 PUBLIC UTILITY EASEMENT
 BUILDING ENVELOPE

| C/L LINE TABLE | |
|----------------|-----|
| 1 | 1 |
| 2 | 2 |
| 3 | 3 |
| 4 | 4 |
| 5 | 5 |
| 6 | 6 |
| 7 | 7 |
| 8 | 8 |
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| 93 | 93 |
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| 95 | 95 |
| 96 | 96 |
| 97 | 97 |
| 98 | 98 |
| 99 | 99 |
| 100 | 100 |

| LINE | DIRECTION | LENGTH |
|------|---------------|---------|
| L2 | N 51°38'01" E | 39.59' |
| L3 | N 79°46'19" W | 54.44' |
| L4 | S 40°37'58" E | 19.63' |
| L5 | S 74°53'20" E | 119.53' |
| L6 | S 53°29'02" W | 36.61' |
| L7 | S 53°24'18" W | 33.94' |
| L9 | S 42°12'08" E | 20.03' |



AT THE REQUEST OF _____

TIME _____ DATE _____ ENTRY NO _____

JOB NO.: 2-5-23.1 FILE: X:\WasatchCounty\dwg\srv\plat2023\Parcel 18\020523-Lot 18-Subdivision.dwg



CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

MARCELLA LANDING
SUBDIVISION PLAT

SUBDIVIDING LOT 18 OF THE MIDA MASTER DEVELOPMENT PLAT,
A PORTION OF LOT 22, ALL OF 23-24 & PARCEL C OF OVERLOOK ESTATES

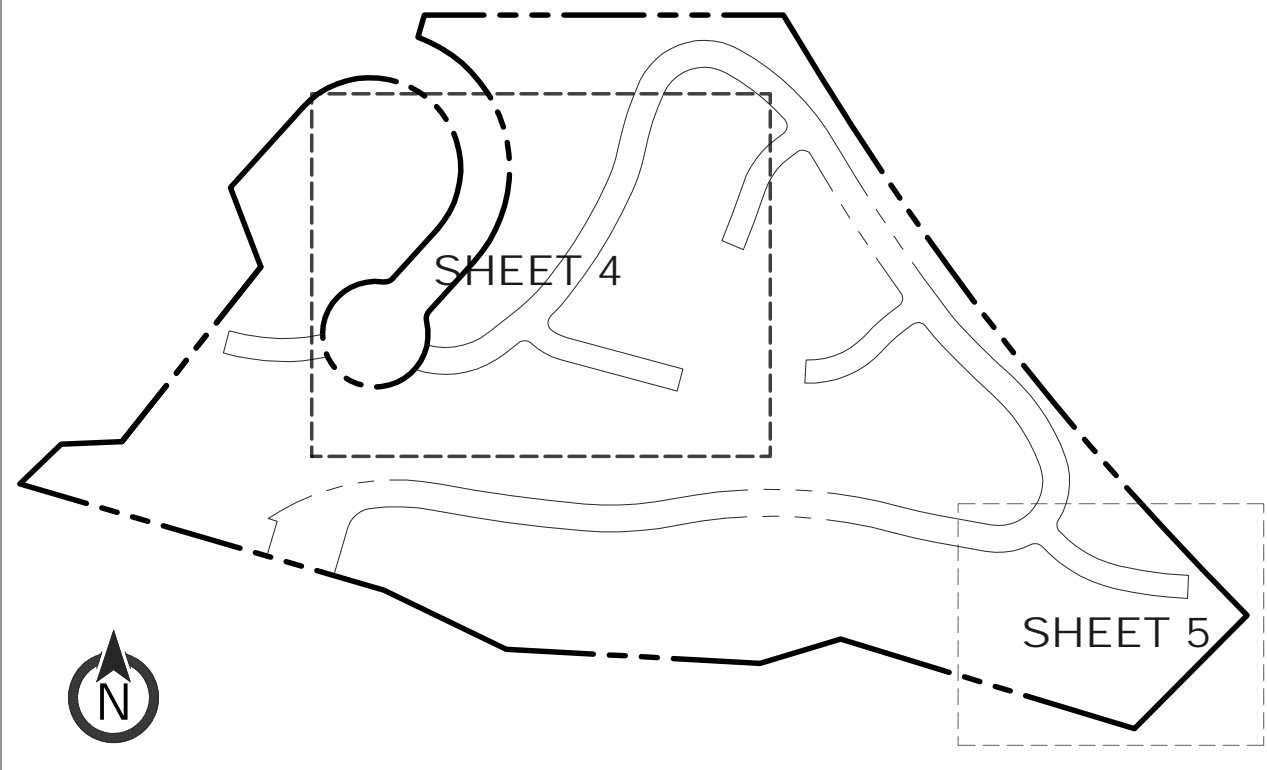
LEGEND

- STORM DRAIN UTILITY EASEMENT
SANITARY SEWER EASEMENT
TRAIL EASEMENT
SECONDARY EMERGENCY ACCESS EASEMENT

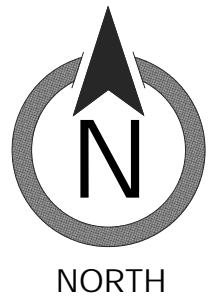
- STREET MONUMENT
(As-Noted)
Found Section Monument
(As-Noted)
SET PROPERTY CORNER
MONUMENT
EJECTOR PUMP

- MARCELLA LANDING PROPERTY BOUNDARY
ADJACENT PROPERTY LINE
CENTERLINE STORM DRAIN
STORM DRAIN EASEMENT
EMERGENCY VEHICLE ACCESS EASEMENT
SANITARY SEWER EASEMENT
PUBLIC UTILITY EASEMENT
BUILDING ENVELOPE

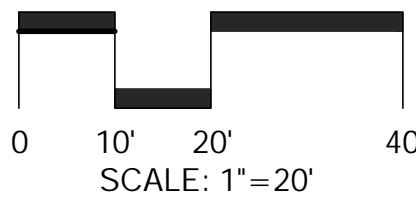
KEY MAP



SCALE: 1"=200'



NORTH



SHEET 4 OF 5

RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED

AT THE REQUEST OF _____

FEE _____ WASATCH COUNTY RECORDER BOOK _____ PAGE _____

TIME _____ DATE _____ ENTRY NO. _____

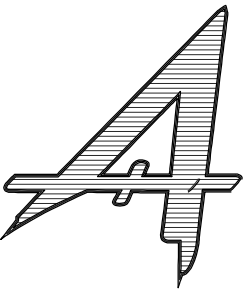
JOB NO.: 2-5-23.1 FILE: X:\WasatchCounty\dwg\srv\plat2023\Parcel 18\020523-Lot 18-Subdivision.dwg

| CURVE TABLE | | | | | | CURVE TABLE | | | | | |
|-------------|---------|---------|-----------|---------------|--------------|-------------|---------|---------|------------|---------------|--------------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD LENGTH | CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD LENGTH |
| C5 | 85.42' | 81.46' | 54°38'11" | N 78°57'07" E | 78.40' | C37 | 10.00' | 17.48' | 100°08'59" | N 4°27'51" W | 15.34' |
| C6 | 200.00' | 46.55' | 13°20'10" | N 44°57'56" E | 46.45' | C38 | 214.00' | 27.31' | 7°18'48" | N 41°57'14" E | 27.30' |
| C7 | 512.06' | 124.92' | 13°58'40" | N 31°18'31" E | 124.61' | C39 | 526.06' | 128.34' | 13°58'40" | N 31°18'31" E | 128.02' |
| C8 | 172.00' | 39.71' | 13°13'44" | N 17°42'19" E | 39.62' | C40 | 186.00' | 42.94' | 13°13'36" | N 17°42'23" E | 42.84' |
| C9 | 286.00' | 68.73' | 13°46'10" | N 17°58'31" E | 68.57' | C41 | 272.15' | 65.32' | 13°45'08" | N 17°58'09" E | 65.16' |
| C22 | 60.00' | 31.30' | 29°53'25" | S 59°56'42" E | 30.95' | C45 | 96.20' | 58.88' | 35°03'51" | S 35°57'06" W | 57.96' |
| C23 | 84.20' | 51.53' | 35°03'51" | S 35°57'06" W | 50.73' | C46 | 887.00' | 62.74' | 4°03'10" | S 20°25'24" W | 62.73' |
| C24 | 907.29' | 63.58' | 4°00'54" | S 20°25'38" W | 63.57' | C47 | 911.29' | 64.42' | 4°03'01" | N 20°25'24" E | 64.40' |
| C29 | 158.88' | 40.89' | 14°44'40" | S 84°50'02" W | 40.77' | C48 | 72.20' | 44.19' | 35°03'51" | N 35°57'06" E | 43.50' |
| C32 | 182.88' | 47.06' | 14°44'40" | N 84°50'02" E | 46.93' | C87 | 299.69' | 73.24' | 14°00'08" | S 18°05'18" W | 73.06' |
| C33 | 99.42' | 99.26' | 57°12'06" | N 80°14'04" E | 95.19' | C88 | 158.00' | 36.47' | 13°13'36" | S 17°42'23" W | 36.39' |
| C34 | 10.00' | 14.26' | 81°42'42" | S 87°30'38" E | 13.08' | C89 | 498.06' | 121.51' | 13°58'40" | S 31°18'31" W | 121.20' |
| C35 | 72.00' | 35.48' | 28°14'07" | S 60°46'21" E | 35.12' | C90 | 186.00' | 43.29' | 13°20'10" | S 44°57'56" W | 43.20' |
| C36 | 48.00' | 17.05' | 20°21'04" | N 64°42'53" W | 16.96' | C91 | 71.42' | 67.42' | 54°05'22" | S 78°40'36" W | 64.94' |

| EASEMENT LINE TABLE | | |
|---------------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L189 | N 14°55'37" E | 10.53' |
| L190 | N 15°06'36" E | 8.00' |
| L191 | N 15°06'36" E | 8.00' |

| EASEMENT CURVE TABLE | | | | | |
|----------------------|---------|--------|-----------|---------------|--------------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD LENGTH |
| C130 | 86.66' | 47.75' | 31°34'11" | N 30°42'43" E | 47.15' |
| C131 | 77.95' | 25.47' | 18°43'13" | N 37°08'12" E | 25.36' |
| C132 | 976.96' | 58.42' | 3°25'35" | N 26°03'48" E | 58.42' |
| C133 | 902.29' | 78.91' | 5°00'39" | S 24°56'25" W | 78.89' |
| C134 | 41.58' | 15.94' | 21°57'26" | N 24°07'20" E | 15.84' |
| C135 | 59.15' | 22.84' | 22°07'05" | S 24°37'55" W | 22.69' |

| LINE TABLE | | |
|------------|---------------|---------|
| LINE | DIRECTION | LENGTH |
| L2 | N 51°38'01" E | 39.59' |
| L4 | S 40°37'58" E | 19.63' |
| L8 | S 77°27'42" W | 3.83' |
| L10 | N 77°27'42" E | 3.83' |
| L12 | S 74°54'08" E | 120.14' |
| L13 | N 15°06'35" E | 24.00' |
| L14 | N 74°54'08" E | 120.14' |
| L16 | S 67°34'31" E | 24.00' |



435-649-9467

ALLIANCE
ENGINEERING

CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

MARCELLA LANDING
SUBDIVISION PLAT

SUBDIVIDING LOT 18 OF THE MIDA MASTER DEVELOPMENT PLAT,
A PORTION OF LOT 22, ALL OF 23-24 & PARCEL C OF OVERLOOK ESTATES

LEGEND

- STORM DRAIN UTILITY EASEMENT
- SANITARY SEWER EASEMENT
- TRAIL EASEMENT
- SECONDARY EMERGENCY ACCESS EASEMENT

- STREET MONUMENT
(As-Noted)
- Found Section Monument
(As-Noted)
- SET PROPERTY CORNER
MONUMENT
- EJECTOR PUMP

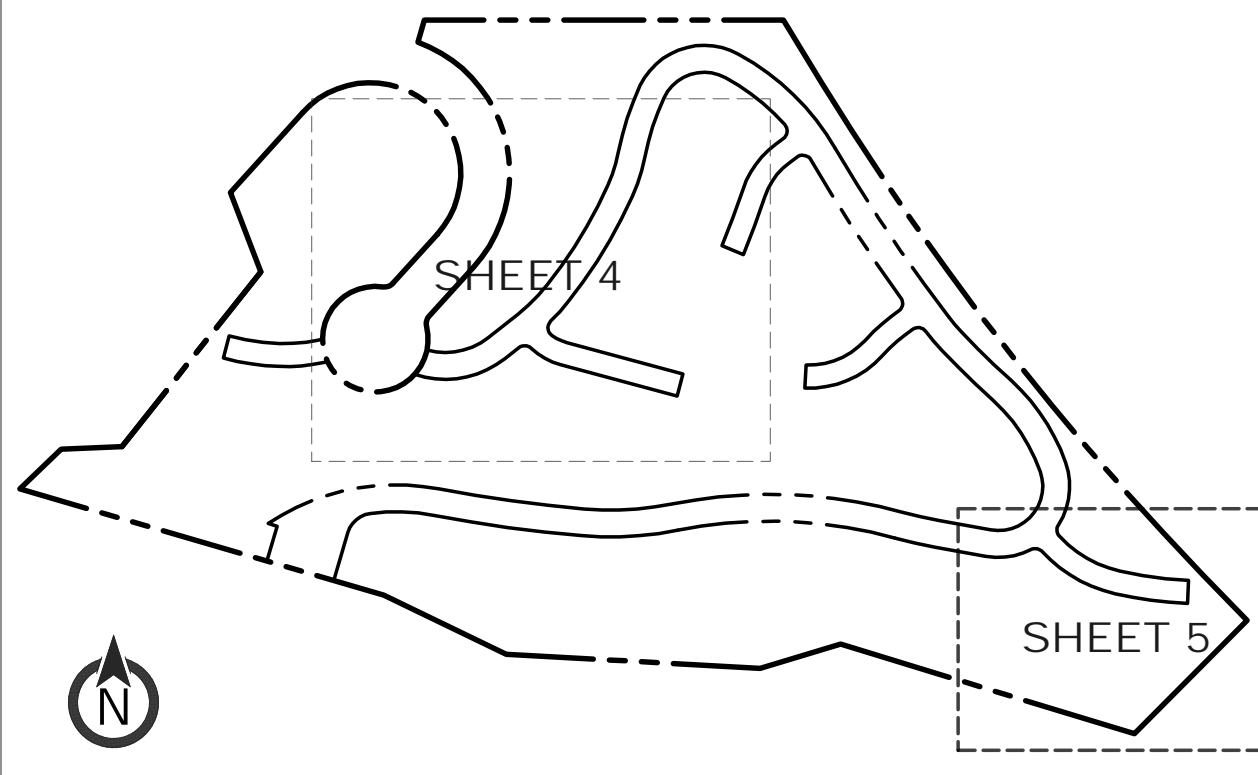
- MARCELLA LANDING PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- CENTERLINE STORM DRAIN
- STORM DRAIN EASEMENT
- EMERGENCY VEHICLE ACCESS EASEMENT
- SANITARY SEWER EASEMENT
- PUBLIC UTILITY EASEMENT
- BUILDING ENVELOPE

| EASEMENT LINE TABLE | | |
|---------------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L182 | S 87°36'06" E | 10.99' |

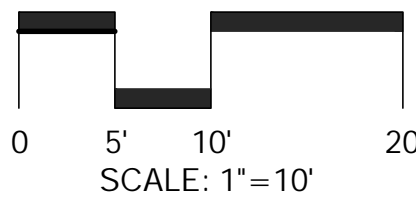
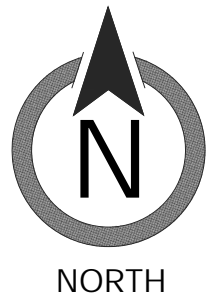
| EASEMENT CURVE TABLE | | | | | |
|----------------------|---------|--------|----------|---------------|--------------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD LENGTH |
| C136 | 290.88' | 18.23' | 3°35'25" | S 86°49'53" E | 18.22' |

| CURVE TABLE | | | | | |
|-------------|---------|---------|------------|---------------|--------------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD LENGTH |
| C16 | 60.00' | 125.02' | 119°23'00" | S 40°32'11" W | 103.60' |
| C27 | 134.00' | 82.51' | 35°16'45" | S 59°50'30" E | 81.21' |
| C28 | 445.00' | 74.03' | 9°31'56" | S 82°14'51" E | 73.95' |
| C73 | 10.39' | 10.50' | 57°54'49" | S 78°52'23" E | 10.06' |
| C74 | 146.79' | 90.11' | 35°10'19" | S 59°50'51" E | 88.70' |
| C75 | 457.00' | 76.03' | 9°31'56" | S 82°14'51" E | 75.94' |
| C76 | 433.00' | 72.04' | 9°31'56" | N 82°14'51" W | 71.95' |
| C77 | 122.00' | 73.99' | 34°44'57" | N 60°06'24" W | 72.86' |
| C78 | 10.00' | 13.15' | 75°20'37" | N 5°03'38" W | 12.22' |

KEY MAP



SCALE: 1"=200'



SHEET 5 OF 5

RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED

AT THE REQUEST OF _____

FEE _____ WASATCH COUNTY RECORDER BOOK _____ PAGE _____

TIME _____ DATE _____ ENTRY NO. _____

JOB NO.: 2-5-23.1 FILE: X:\WasatchCounty\dwg\sr\plat2023\Parcel 18\020523-Lot 18-Subdivision.dwg

MARCELLA LANDING CONDOMINIUMS

LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25 & IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN, WASATCH COUNTY, UTAH, MIDA JURISDICTION

SURVEYORS CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 4857264 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have completed a survey and have referenced a record of survey map of the existing property boundaries in accordance with Section 17-23-17 and have verified the boundary locations and have placed monuments as represented on the plat. I do further certify that I have caused to be made under my direction and by the authority of the owner, RS21 Mayflower LLC, a Delaware limited liability company, MARCELLA LANDING CONDOMINIUMS, a Utah Condominium project, in accordance with the provisions of the Utah Condominium Ownership Act.

LEGAL DESCRIPTION

All of Parcel 1, as shown on the MARCELLA LANDING SUBDIVISION PLAT, recorded on May _____, 20____, as Entry No. _____, in Book _____, beginning on Page _____ on file and of record in the Wasatch County Recorder's Office.

NOTES:

- Conditions, Restrictions, Easements, and Notes as shown on the recorded plat of the Marcella Landing Subdivision Plat, recorded May ____, 20____, as Entry No. _____



10' WIDE MAYFLOWER MOUNTAIN RESORT PEDESTRIAN TRAIL, JULY 8, 2022
UNRECORDED-150**

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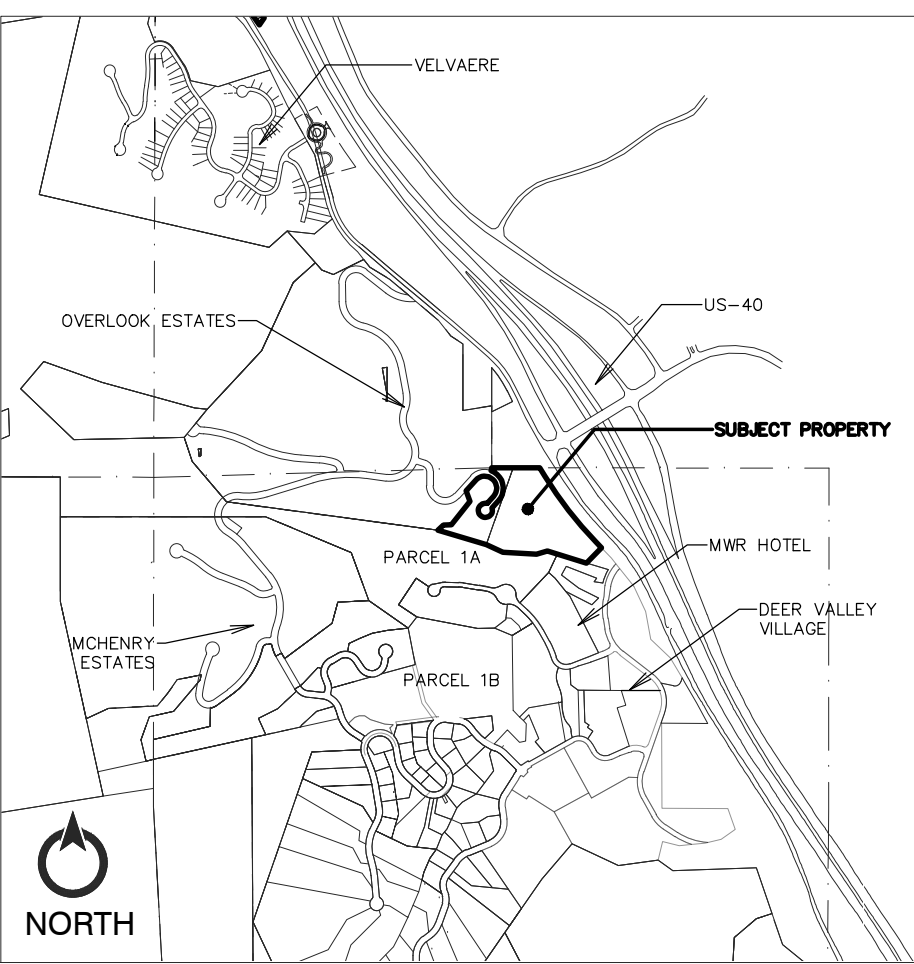
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UNRECORDED-150**



MAYFLOWER LDP COORDINATE SYSTEM PROJECTION PARAMETERS

PROJECTION = TRANSVERSE MERCATOR
DATUM = NAD83(2011)
REALIZATION/EPOCH = 2010.0000
FALSE NORTHING = 200,000.0000
FALSE EASTING = 50,000.0000
ORIGIN LATITUDE = 40°37'30.0000" N
SCALE REDUCTION = 1.000377000
CENTRAL MERIDIAN = 111°27'30.0000" W
PROJECT ELEVATION = 6,700.00 (NAVD88)
ZONE UNIT (N/E/U) = U.S. SURVEY FOOT

LEGEND

- STORM DRAIN UTILITY EASEMENT
- SANITARY SEWER EASEMENT
- LANDSCAPE EASEMENT
- TRAIL EASEMENT
- SECONDARY EMERGENCY ACCESS EASEMENT
- STREET MONUMENT (As-Noted)
Found Section Monument (As-Noted)
SET PROPERTY CORNER MONUMENT
- MARCELLA LANDING PROPERTY BOUNDARY
- ADJACENT PROPERTY LINE
- CENTERLINE
- PATIO/BALCONY

SHEET INDEX

- SHEET 1 - OVERALL SUBDIVISION BOUNDARY, SIGNATURE BOXES, VICINITY MAP, LOCATION MAP, & SURVEYOR'S NOTES
SHEET 2 - PLAT NOTES, ADDRESSES
SHEET 3 - LOTS C-1 & C-2
SHEET 4 - FLOOR PLAN - SMALL UNIT TYPE
SHEET 5 - FLOOR PLAN - MEDIUM UNIT TYPE
SHEET 6 - FLOOR PLAN - MEDIUM-TOP UNIT TYPE
SHEET 7 - FLOOR PLAN - LARGE UNIT TYPE
SHEET 8 - SECTION VIEW - SMALL UNIT TYPE
SHEET 9 - SECTION VIEW - MEDIUM UNIT TYPE
SHEET 10 - SECTION VIEW - MEDIUM-TOP UNIT TYPE
SHEET 11 - SECTION VIEW - LARGE UNIT TYPE

OWNERSHIP LEGEND

- COMMON
- LIMITED COMMON
- PRIVATE OWNERSHIP
- COMMERCIAL OWNERSHIP

OWNER'S CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS, that RS21 Mayflower LLC, a Delaware limited liability company ("RS21 Mayflower"), is the owner of record of the above-described tracts of land, also known as Tax Parcel Identification Numbers 00-0021-8518, 00-0021-8519, 00-0021-8520, 00-0021-8542, and 00-0021-4988, and does hereby cause the same to be subdivided (and, where applicable, the boundary lines to be adjusted) into a single development parcel with roadways, shared driveways, and other areas as set forth on and to be hereafter known as the MARCELLA LANDING ("Plat"). RS21 Mayflower does hereby certify that it has caused this Plat to be prepared and does hereby consent to the recordation of this Plat.

IN WITNESS WHEREOF, RS21 Mayflower has executed this Plat on this _____ day of _____, 2024.

RS21 MAYFLOWER LLC,
a Delaware limited liability company
By: RS21 Mayflower Manager LLC,
a Utah limited liability company, its Manager
By: _____, its Manager
By: _____
Print Name: _____
Title: Manager and Authorized Signatory

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF _____ : ss.
On this _____ day of _____, 2024, personally appeared _____, a Manager and Authorized Signatory of _____, who is the Manager of RS21 Mayflower Manager LLC, a Utah limited liability company, the Manager of RS21 Mayflower LLC, a Delaware limited liability company, proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this Plat, and acknowledged that he or she executed the same for and on behalf of said limited liability company.

My Commission Expires: _____
NOTARY PUBLIC
Residing at: _____

MILITARY INSTALLATION DEVELOPMENT AUTHORITY (M.I.D.A.)

APPROVED AND ACCEPTED ON THIS _____ OF _____, 2024
MRF PROJECT AREA MANAGER

M.I.D.A. MOUNTAIN VILLAGE PUBLIC INFRASTRUCTURE DISTRICT

APPROVED AND ACCEPTED ON THIS _____ OF _____, 2024
EXECUTIVE DIRECTOR

M.I.D.A. ATTORNEY

APPROVED AND ACCEPTED ON THIS _____ OF _____, 2024
M.I.D.A. ATTORNEY

WASATCH COUNTY SURVEYOR

APPROVED AND ACCEPTED ON THIS _____ OF _____, 2024
RECORD OF SURVEY # _____
WASATCH COUNTY SURVEYOR

JORDANELLE SPECIAL SERVICE DISTRICT AND SPECIAL IMPROVEMENT DISTRICT

APPROVED AND ACCEPTED ON THIS _____ OF _____, 2024
GENERAL MANAGER

WASATCH COUNTY FIRE DISTRICT

APPROVED AND ACCEPTED ON THIS _____ OF _____, 2024
EXECUTIVE DIRECTOR

DOMINION ENERGY

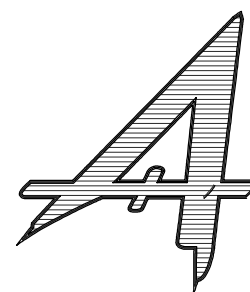
APPROVED AND ACCEPTED ON THIS _____ OF _____, 2024
BY: _____
TITLE: _____

ROCKY MOUNTAIN POWER

APPROVED AND ACCEPTED ON THIS _____ OF _____, 2024
BY ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP
AUTHORIZED AGENT

RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED
AT THE REQUEST OF _____
FEE WASATCH COUNTY RECORDER BOOK PAGE
TIME: _____ DATE: _____ ENTRY NO.: _____



ALLIANCE ENGINEERING

CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS
P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

435-649-9467

MARCELLA LANDING
CONDOMINIUMS

MARCELLA LANDING CONDOMINIUMS - PLAT NOTES

1. **Platted Lands and Plat Notes:** The tracts of land that are described in, subdivided by, and platted pursuant to this Marcella Landing Condominium Plat ("Plat") are referred to herein as the "Platted Lands." The Platted Lands are situated within that area recently subdivided and commonly referred to as "Lot 18" of the Marcella Landing Subdivision Plat (Amending Lot 18 of the MIDA Master Development Plat and all or portions of Lot 22, Lot 23, Lot 24, and Open Space - Parcel C in the Overlook Estates Subdivision Plat) ("Subdivision Plat"), recorded on _____, 2024, as Entry No. _____, in Book _____, beginning at Page _____, in the official records of the Wasatch County, Utah Recorder ("Official Records"). As used in these plat notes ("Plat Notes"), the term "Lot", "Unit", or "Parcel" shall mean any tract of land, development lot, condominium unit, commercial unit, common area lot, roadway parcel, or other lot, unit, or parcel shown, specifically described, delineated, or demarcated as part of the Platted Lands. These Plat Notes run with the land and shall be binding upon and inure to the benefit of the successors and assigns of the Lot Owners (as defined below) with respect to each Lot, Unit, and/or Parcel of the Platted Lands. Refer to the Subdivision Plat for any additional terms, conditions, easements, and other matters that may affect the Platted Lands.

2. **Declaration of CC&R's:** This Plat is being entered into and recorded concurrently with that certain Declaration of Covenants, Conditions, Restrictions, and Easements for Marcella Landing ("Declaration of CC&R's"), entered into and executed by RS21 Mayflower LLC, a Delaware limited liability company, as the current owner of the Platted Lands ("Owner", as the Declarant), and the Platted Lands will be subject to, among other things, the terms, conditions, and provisions of the Declaration of CC&R's. Unless the context clearly indicates otherwise, all capitalized terms used in this Plat, but not otherwise defined, which are defined in the Declaration of CC&R's shall have the meanings given to them in the Declaration of CC&R's. To the extent there are any inconsistencies or conflicts between these Plat Notes and the provisions of the Declaration of CC&R's, the Declaration of CC&R's shall govern and control. The Declaration of CC&R's is expected to, among other things, address and establish a common scheme, plan, and regime for the use, enjoyment, maintenance, repair, restoration, and improvement of the Platted Lands, and to establish various easements (including, by way of example, certain access easements and public and private utility easements), rights-of-way, and other interests and use rights of the Owner (including, certain reservations in favor of Owner, as the Declarant) and the owners of the Platted Lands, including, topics related to the payment of taxes, assessments, and other common expenses or cost-sharing pertaining thereto. In addition, the Declaration of CC&R's will address and contain certain repairs, replacement dealing with certain covenants, conditions, requirements, restrictions, reservations, limitations, and obligations which are being created in order to further a general plan and development regime to promote and protect the cooperative aspect of the Platted Lands that are established for, among other things, the purpose of enhancing the use, value, desirability, and attractiveness of the Platted Lands. Any easements, covenants, conditions, restrictions, reservations, obligations, and other matters applicable to the Platted Lands as granted by or established under the Declaration of CC&R's may be amended, modified, or relocated in accordance with the terms and conditions of the Declaration of CC&R's. The effective date and recording information for the Declaration of CC&R's will be provided therein.

3. **Master Declaration and Master Development Agreement:** As set forth further on the Subdivision Plat, in addition to the Declaration of CC&R's, the Platted Lands are also subject to, among other things, (i) the terms and conditions of that certain Master Declaration of Covenants, Conditions, Restrictions and Easements for Mountainside Village and Resort, dated August 20, 2020, and recorded on August 21, 2020, as Entry No. 483149, in Book 1308, beginning at Page 27, in the Official Records (the "**Master Declaration**"), as such Master Declaration has been or may be modified or amended at any time and from time-to-time, and (ii) the terms and conditions of that certain Mountainside Resort Master Development Agreement, dated August 19, 2020, and recorded on August 20, 2020, as Entry No. 483120, in Book 1307, beginning at Page 1743, in the Official Records (the "**Master Development Agreement**"), as such Master Development Agreement has been or may be modified or amended at any time and from time-to-time. Any terms, conditions, and matters applicable to the Platted Lands as established under the Master Declaration and/or the Master Development Agreement may be amended or modified in accordance with the terms and conditions therein. PURCHASERS OF ANY LOT(S), UNIT(S), AND/OR PARCEL(S) WITHIN THE PLATTED LANDS ARE STRONGLY URGED TO REVIEW THE MASTER DECLARATION, THE MASTER DEVELOPMENT AGREEMENT, AND THE DECLARATION OF CC&R'S WITH THEIR LEGAL COUNSEL IN ORDER TO FULLY UNDERSTAND THE RIGHTS, DUTIES, INTERESTS, LIMITATIONS, OBLIGATIONS, AND LIABILITIES ASSOCIATED WITH OWNERSHIP OF A LOT, UNIT, AND/OR PARCEL WITHIN THE PLATTED LANDS.

4. **Dimensions and Square Footage Calculations:** The dimensions and square footage calculations for the Lot(s), Unit(s), and/or Parcel(s) of the Platted Lands as shown, described, or designated on this Plat (including, on the _____ table) may vary from the designated areas depicted on this Plat and are based on certain drawings provided by the [Name of Architect] and are determined in accordance with the applicable provisions of the Condominium Ownership Act, Utah Code Ann. §§ 57-8-1, *et seq.*, as the same may be amended from time-to-time (the "**Act**") and the Declaration of CC&R's. [Dimensions shown are to the internal surface of the Lot(s), Unit(s), and/or Parcel(s) of the Platted Lands only and exclude any structural columns, shared walls, and common mechanical and utility closets]. [Upon the completion of each applicable Lot, Unit, and/or Parcel of the Platted Lands ("Completed Unit"), the boundaries of such Completed Unit shall be automatically adjusted to be the boundaries of such "as built" Completed Unit as described in the Declaration of CC&R's.]

5. **Commercial Units:** The Commercial Units (which may also be referred to as the "Club Units" or "Club Parcels" in the Declaration of CC&R's) as shown, specifically described, delineated, and described on this Plat are expected to be owned and/or controlled by _____, a _____ ("Club Owner"), and are subject to the rights and interests of the Club Owner as further described in the Declaration of CC&R's and the _____. The Club Owner shall have the right to exercise and enforce any and all rights, interests, restrictions, and reservations provided for in the Declaration of CC&R's and the _____, including, without limitation, the reservation and granting of certain easements on, within, and under the Commercial Units, revising, reducing, or relocating improvements within the Commercial Units, adding additional recreational, trails, and service facilities, and making such other development decisions and changes as the Club Owner shall determine in its sole and exclusive discretion.

6. **Flood Zone Classification:** All or portions of the Platted Lands are located within Zone X, area outside the 0.2% annual chance floodplain, per FEMA panel 49043C0125E, effective March 15, 2012.

7. **Property Corner Monuments:** Certain corner monuments applicable to the Platted Lands will be set upon completion of infrastructure improvements. }
}

8. **Private Utility Improvements:** Except to the extent owned by owner(s) or operator(s) of utility facilities or as otherwise set forth in the Declaration of CC&R's, all culinary water, secondary water, private fire service lines, sewer systems (including, sewer laterals, main lines, and other sewer facilities), storm water facilities, and other utility improvements serving and applicable to the Platted Lands (collectively, the "Private Utility Improvements") as established under any agreements with such owner(s) or operator(s) of the utility facilities or as otherwise established by Owner, as the Declarant, are intended to be privately owned, operated, and maintained and the recordation of this Plat and the Subdivision Plat in the Official Records are not intended to effect a dedication of any portions of the Private Utility Improvements to the public or for any public use. It shall be the responsibility of each individual Lot Owners of the Platted Lands or any given owners' association, as set forth further in the Declaration of CC&R's, to ensure that construction, operation, maintenance, repair, and any replacement of the Private Utility Improvements are performed in accordance with all existing agreements with the owner(s) or operator(s) of the utility facilities and all valid and enforceable ordinances, development codes, and building requirements and standards enacted and enforced by the Utah Military Installation Development Authority ("MIDA"), Wasatch County, and/or the State of Utah, as applicable. The Platted Lands are located within the boundaries of MIDA and the Private Utility Improvements are subject to all rules, regulations, requirements, fees, assessments, and charges of MIDA.

9. **Notice of Disclosures Regarding Potential Conditions in Resort Areas:** The Owner hereby notifies each of the owners and potential buyers of any Lot(s), Unit(s), and/or Parcel(s) within the Platted Lands (individually, a "Lot Owner" and, collectively, the "Lot Owners") that they own or are buying property in a ski and golf resort area (the "Resort") in which all-season resort activities are conducted and where certain risks are present, including, without limitation, damage to property and improvements and personal injury and death caused by errant skiers, mountain bikers, golfers and errant golf balls and other equipment, and other Resort patrons, equipment, machine-made snow, heavy equipment, construction or improvements of facilities, objects, or equipment falling from lifts, water runoff, drainage, heavy snow falls, wind patterns, and other conditions that may affect the Platted Lands. Lot Owners within the Platted Lands are advised that the operator of the Resort and other parties may engage in avalanche and other safety control procedures; ski trail and bike/hike trail construction and grooming, including, nighttime snow cut and snowmobile operations; golf course maintenance and care, including, lawn mowing and golf cart and golf operations; resort development, construction, and operations, including nighttime skiing, nighttime lift operations, and the operation of 24-hour a day transportation systems; helicopter tours and skiing; 24-hour a day snow making; and development and construction of hotels, condominiums, townhomes, clubs and club amenities, golf courses, lodges, and other projects and related infrastructure and improvements. These and other activities may result in impairments of views or privacy, and Lot Owners have no guarantee that their view over and across the Resort will be preserved. Certain areas within the Resort may be subject to snow making, grooming, lawn mowing, yard care, landscaping, and the overall operation and management by the operator of the Resort as determined by such operator. Snowmaking activities by the Resort operator may result in artificial snow being directed at or onto the Platted Lands and improvements thereon, which may result in damage to such improvements. Golf course activities may include errant golf balls, golf equipment, fertilizer, and other lawn care products occurring near the Platted Lands and improvements thereon. Lot Owners may experience "overspray" from the Resort snowmaking system, sprinkler and watering systems, fertilizer and lawn care treatments and operations, and from drainage and water runoff from the Resort, and Lot Owners acknowledge, accept, and assume the risks associated with such "overspray" snowmaking activities, sprinkler and watering systems, fertilizer and lawn care, drainage, and water runoff. Lot Owners may be exposed to lights, noises, special events, or other activities resulting from the use, operation, construction, improvements, repair, replacement, and maintenance of the Resort and/or the development of the Platted Lands and their respective improvements, land, and facilities, and Lot Owners acknowledge, accept, and assume the risks associated with such uses. Such uses may include concerts, festivals, art, and other shows and displays, fireworks displays, outdoor markets, and other performances and special events. The Resort and its related improvements and facilities, including, without limitation, utilities, may require construction and/or daily maintenance, including grooming, snowmaking, lawn mowing and golf course maintenance, and irrigation during early morning, evening, and late night hours, including, but not limited to, the use of tractors, lawn mowers, blowers, pumps, compressors, utility vehicles, and over-the-snow vehicles. Lot Owners and their respective guests, lessees, and invitees will be exposed to the noise, light, vibration and other effects of such maintenance, and such Lot Owners, guests, lessees, and invitees acknowledge, accept, and assume the risks associated with such maintenance activities. The Resort operator may engage in the movement and operation of passenger vehicles (including, without limitation, buses, vans, shuttles, and other vehicles transporting passengers) over adjacent streets and over, around, and through the Resort, commercial vehicles, and construction vehicles and equipment. Property damage, personal injury, or other losses may be caused by avalanches, slides, or other movement of snow whether or not human caused, including damage or injury resulting from snow safety/avalanche mitigation programs. By accepting a deed or other interest in any Lot within the Platted Lands, or any portion thereof, Lot Owners and potential buyers of any Lot within the Platted Lands, or any portion thereof, for himself/herself/itself and his/her/its guests, invitees, lessees, successors, and assigns (a) acknowledges, accepts, and assumes the risks associated with the hazards and risks identified in this Plat Note and of any damage to property or the value of property, damage to improvements, personal injury or death, or the creation or maintenance of a trespass or nuisance, caused by or arising in connection with any of the hazards identified in this Plat Note, or other risks, hazards, and dangers associated with the operation of the Resort (collectively, the "Assumed Risks"), and (b) releases, waives, discharges, and covenants not to sue the Owner and the owner and operator of the Resort and each of their respective officers, directors, partners, shareholders, members, affiliates, employees, contractors, consultants, agents, successors or assigns, for any damages, losses, costs (including, without limitation, attorneys' fees), claims, demands, suits, judgments, ordinary negligence (but not gross negligence or willful misconduct), or other obligations arising out of or connected in any way with any of the Assumed Risks. This release is intended to be a comprehensive release of liability but is not intended to assert defenses which are prohibited by law. These Plat Notes are not intended to limit the liability of individual skiers, individual golfers, mountain bikers, or other resort users using the Resort. Further notices, Assumed Risks, releases, and other related matters are set forth in the Declaration of CC&R's.

10. **Shared Access:** The Owner hereby notifies each of the Lot Owners that any shared access easements, shared driveways, and/or shared access areas as shown or designated on this Plat and/or the Subdivision Plat are intended for the purposes of providing ingress and egress to those Lot Owners served by such easements (and their respective guests, lessees, and invitees) on a non-exclusive basis. Parking on any shared access easements, shared driveways, and/or shared access areas is prohibited at all times. No use may be made of any such shared access easements, shared driveways, and/or shared access areas that would preclude or unreasonably restrict access to any Lot(s), Unit(s), and/or Parcel(s) within the Platted Lands or Lot Owners served by such shared access easements, shared driveways, and/or shared access areas. The respective obligations of the Owner, Lot Owners, or any given owners' association to construct, maintain, repair, and replace the shared access easements, shared driveways, and/or shared access areas shall be as set forth in the Declaration of CC&R's and/or other applicable governing documents recorded against the applicable Lot(s), Unit(s), and/or Parcel(s) within the Platted Lands established by and/or entered into by Owner. Owner(s) or operator(s) of the Private Utility Improvements shall have the right to install, maintain, and operate underground utilities and minor required surface facilities within the boundaries of any shared access easements, shared driveways, and/or shared access areas shown or designated on this Plat and the Subdivision Plat as is necessary or desirable in providing utility services, including, the right of access to the Private Utility Improvements and the right to require removal of any obstructions including structures, trees, and vegetation that may have been placed within the shown or designated on this Plat.

11. **Plat Modifications:** Subject to all valid and enforceable ordinances, development codes, and platting requirements and standards enacted and enforced by MIDA, Wasatch County, and/or the State of Utah, as applicable, this Plat is subject to change by the Owner, as determined by the Owner, in the exercise of the Owner's sole and exclusive discretion, with any such change reflected in a supplement, amendment, or new plat to be recorded in the Official Records.

12. **Further Subdivision or Combination of Lots:** The future subdivision of any Lot(s), Unit(s), and/or Parcel(s) within the Platted Lands into one or more tracts of land or combination of two or more immediately adjacent Lot(s), Unit(s), and/or Parcel(s) within the Platted Lands into a single Lot, Unit, and/or Parcel within the Platted Lands may be permitted as determined in the Declaration of CC&R's.

13. **Secondary Emergency Access:** The Secondary Emergency Access Easement ("Secondary Access") areas shown on this Plat (including, any areas outside of the Platted Lands) are not public roads and shall not be considered public access, public rights-of-way, or for any public use and the Secondary Access is intended to be privately owned, gated, and for emergency use only by the Wasatch County Fire District ("WCED"). All aspects of the Secondary Access shown on this Plat have been approved by the Fire Chief of the WCED.

14. **Trail Related Easements:** The Owner reserves the right to grant or otherwise establish certain non-exclusive easements for year-round or seasonal public trail access on, over and cross those areas within the Platted Lands labeled "Trail Easement" and shown on this Plat and/or the Subdivision Plat, in the exercise of the Owner's sole and exclusive discretion. Said non-exclusive easements are intended for the use, benefit, and enjoyment of the designated Lot Owners, the members of the owners' association, and other designated parties, as set forth further in the Declaration of CC&R's. The Owner hereby notifies each of the Lot Owners that the anticipated uses permitted in the Trail Easement areas are expected to include recreational activities such as hiking and mountain biking.

15. **Private Roadways:** The streets, roadways, shared driveways, and other related improvements specific to providing vehicular access to and throughout the Platted Lands (excluding, however, any portions of Horn Court that have previously been dedicated as a public right-of-way) are intended to be privately owned, operated, and maintained as determined in the Declaration of CC&R's and/or other applicable governing documents recorded against the Platted Lands, and the recordation of this Plat and the Subdivision Plat in the Official Records is not intended to effect a dedication of any portions of said streets, roadways, shared driveways, and other related improvements to the public or for any public use. The location of the streets, roadways, shared driveways, and other related improvements shown on this Plat as "Horn Court (a Private Right-of-Way)" and/or "Shared Driveway (a Private Right-of-Way)" and any related easements, covenants, conditions, restrictions, obligations, and other matters applicable to such streets, roadways, shared driveways, and other related improvements may be amended, modified, or relocated in accordance with the terms and conditions of the Declaration of CC&R's and/or any other applicable governing documents. It is anticipated that those portions of Horn Court and the Shared Driveways shown on this Plat and/or the Subdivision Plat and designated as private right-of-way areas will be restricted and signed for "No Parking" due to snow removal requirements and other safety practices.

16. **General Public Utility Easement Designations:** Pursuant to Utah Code Ann. § 54-3-27, this Plat (and, to the extent applicable, the Subdivision Plat) grants and dedicates to the owner(s) and/or operator(s) of utility facilities certain non-exclusive public utility easements within those designated public utility easement areas identified on the Plat (individually, a "P.U.E.", and collectively, the "P.U.E.s") along with all the rights and duties described therein; *provided, however*, that Owner reserves unto itself the right to occupy, use, and cultivate the Platted Lands and the public utility easement areas, and the right to grant unto others the right to occupy, use, and cultivate the Platted Lands and the public utility easement areas, for all purposes not inconsistent with the rights and duties granted and described in Utah Code Ann. § 54-3-27. At no time may any permanent buildings or structures be placed within the P.U.E.'s or any other above-ground obstruction which materially and adversely interferes with the use of the P.U.E.'s, without the prior written approval of the utility providers with utility facilities in the applicable P.U.E.; *provided, however*, driveway improvements (consisting of concrete, asphalt, and the like) and landscaping improvements are permitted. The owner(s) and/or operator(s) of utility facilities shall have the right to install, maintain, and operate underground utilities and minor required surface facilities within the P.U.E.'s as may be necessary or desirable in providing utility services within and without the Platted Lands, including, the right of access to such utility facilities and the right to require removal of any permanent buildings or structures and above-ground obstructions which violate this Plat Note. The owner(s) and/or operator(s) of utility facilities may require the individual Lot Owners to remove all permanent buildings or structures and above-ground obstructions within a particular P.U.E. which violate this Plat Note, at the Lot Owner's expense, or the owner(s) and/or operator(s) of utility facilities may remove such permanent buildings or structures and/or non-compliant obstructions at the Lot Owner's expense. Owner retains the right to grant additional public and private utility easements within the Platted Lands as determined in the Declaration of CC&R's and/or any other applicable governing documents.

17. **Snow Storage Easements:** To the extent identified and designated on this Plat and/or the Subdivision Plat, the Owner grants and dedicates certain snow storage easements along and near the streets, roadways, shared driveways, and other related improvements within the P.U.E.'s and other designated areas of the Platted Lands. Lot Owners and their respective guests, lessees, and invitees shall not cause snow to be removed from any Lot(s), Unit(s), and/or Parcel(s) or other private property and placed into the streets, roadways, shared driveways, and other roadway improvements within the Platted Lands.

18. **Rocky Mountain Power:** Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(ii), Rocky Mountain Power accepts delivery of the P.U.E.'s as shown and described in this Plat and/or the Subdivision Plat and approves this Plat solely for the purpose of confirming that this Plat contains the P.U.E.'s and approximates the location of the P.U.E.'s, but does not warrant their precise locations. Rocky Mountain Power may require other easements in order to serve the Platted Lands. This approval does not affect any right that Rocky Mountain Power has under:

- (1) a recorded easement or right-of-way,
- (2) the law applicable to prescriptive rights,
- (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
- (4) any other provision of law.

19. **Dominion Energy:** Dominion Energy ("Dominion") approves this Plat solely for the purpose of confirming that this Plat and the Subdivision Plat contain certain public utility easements, and, in particular, the P.U.E.'s. Dominion may require other easements in order to serve any future development on the Platted Lands. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgment of any terms contained in this Plat, including those set in the owners dedication and these Plat Notes, and does not constitute a guarantee of particular terms of natural gas service. For further information, please contact Dominion's right-of-way department at 1-800-366-8532.

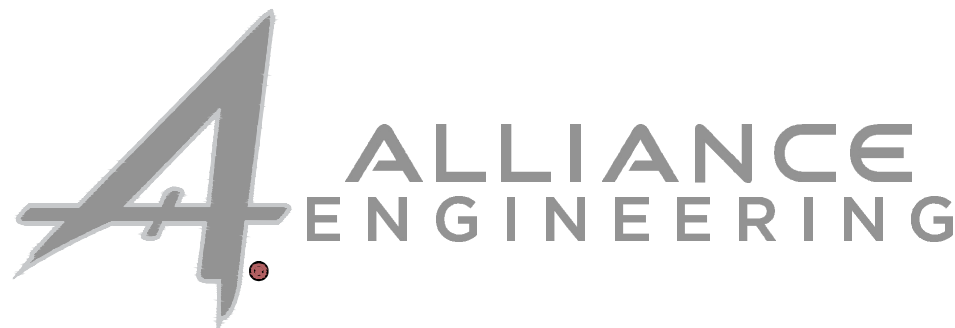
20. **Service Providers:** At the date of recordation of this Plat, the Platted Lands are served by the Jordanelle Special Service District, a Utah special service district ("JSSD"), WCED, and Wasatch County Solid Waste Disposal District ("WCSWDD"). All Lots within the Platted Lands are subject to assessments and fees levied by JSSD, WCED, and WCSWDD. Each Lot Owner within the Platted Lands, by acceptance of a deed or other instrument of conveyance to a specific any Lot, Unit, and/or Parcel, agrees to abide by all the rules, regulations, and other construction related standards and specifications of JSSD, WCED, and WCSWDD.

21. **Jordanelle Special Service District Facilities:**

- a. Water and sewer infrastructure within the Platted Lands will be owned and operated by JSSD. Water and sewer infrastructure will be located within the P.U.E.'s. At no time may any permanent structures be placed within the P.U.E.'s or any other obstruction which materially and adversely interferes with the use of the P.U.E.'s without the prior written approval of JSSD.
- b. Sewer mainline and manholes are included in the JSSD owned water and sewer infrastructure. Water mainline valves and fire hydrants are included in the JSSD owned water and sewer infrastructure. Sewer service laterals and water services laterals after the water meters are not the responsibility of JSSD.
- c. Lot Owners recognize that JSSD's service area spans a large mountainous area with extreme vertical relief resulting in numerous pressure regulation facilities. As such, the Lot Owners recognize that fluctuations in water pressure may pose a risk to properties served by said system. Lot Owners agree to install and be responsible for the proper operation of any necessary pressure regulation and backflow devices to protect any plumbing facilities and fire sprinkling systems.
- d. JSSD shall be required to maintain the sanitary sewer collector and pressure mains but shall not be required to maintain any private pressure lines or ejector pumps located on individual Lot(s), Unit(s), and/or Parcel(s), which lines and pumps are the responsibility of the respective Lot Owners.

ADDRESS TABLE

| UNIT/ PARCEL# | SQ FT | ADDRESS | UNIT/ PARCEL# | SQ FT | ADDRESS |
|------------------|-------|----------------|------------------|-------|----------------|
| UNIT 1 | 4,590 | 1853 W HORN CT | UNIT 26 | 4,785 | 1799 W HORN CT |
| UNIT 2 | 4,590 | 1851 W HORN CT | UNIT 27 | 4,785 | 1801 W HORN CT |
| UNIT 3 | 4,590 | 1849 W HORN CT | UNIT 28 | 4,785 | 1803 W HORN CT |
| UNIT 4 | 4,590 | 1847 W HORN CT | UNIT 29 | 4,590 | 1763 W HORN CT |
| UNIT 5 | 4,590 | 1845 W HORN CT | UNIT 30 | 4,590 | 1761 W HORN CT |
| UNIT 6 | 4,785 | 1842 W HORN CT | UNIT 31 | 4,590 | 1759 W HORN CT |
| UNIT 7 | 4,785 | 1840 W HORN CT | UNIT 32 | 5,202 | 1757 W HORN CT |
| UNIT 8 | 4,785 | 1838 W HORN CT | UNIT 33 | 5,202 | 1755 W HORN CT |
| UNIT 9 | 4,785 | 1836 W HORN CT | UNIT 34 | 5,202 | 1753 W HORN CT |
| UNIT 10 | 4,590 | 1797 W HORN CT | UNIT 35 | 4,590 | 1742 W HORN CT |
| UNIT 11 | 4,590 | 1795 W HORN CT | UNIT 36 | 4,590 | 1740 W HORN CT |
| UNIT 12 | 4,590 | 1793 W HORN CT | UNIT 37 | 4,590 | 1738 W HORN CT |
| UNIT 13 | 4,590 | 1791 W HORN CT | UNIT 38 | 4,590 | 1736 W HORN CT |
| UNIT 14 | 4,590 | 1789 W HORN CT | UNIT 39 | 4,590 | 1734 W HORN CT |
| UNIT 15 | 4,590 | 1787 W HORN CT | UNIT 40 | 4,590 | 1732 W HORN CT |
| UNIT 16 | 5,822 | 1773 W HORN CT | UNIT 41 | 4,590 | 1730 W HORN CT |
| UNIT 17 | 5,822 | 1775 W HORN CT | UNIT 42 | 4,590 | 1728 W HORN CT |
| UNIT 18 | 5,822 | 1777 W HORN CT | UNIT 43 | 4,590 | 1726 W HORN CT |
| UNIT 19 | 4,590 | 1817 W HORN CT | UNIT 44 | 4,590 | 1724 W HORN CT |
| UNIT 20 | 4,590 | 1815 W HORN CT | UNIT 45 | 4,590 | 1722 W HORN CT |
| UNIT 21 | 4,590 | 1813 W HORN CT | UNIT 46 | 4,590 | 1720 W HORN CT |
| UNIT 22 | 4,590 | 1811 W HORN CT | UNIT 47 | 5,822 | 1718 W HORN CT |
| UNIT 23 | 4,785 | 1809 W HORN CT | UNIT 48 | 5,822 | 1716 W HORN CT |
| UNIT 24 | 4,785 | 1807 W HORN CT | UNIT 49 | 5,822 | 1714 W HORN CT |
| UNIT 25 | 4,785 | 1805 W HORN CT | UNIT 50 | 5,822 | 1712 W HORN CT |
| C-1 | - | 1702 W HORN CT | | | |



RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED



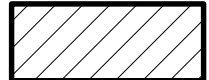
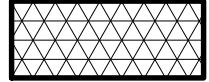
AT THE REQUEST OF _____

FEE WASATCH COUNTY RECORDER BOOK PAGE

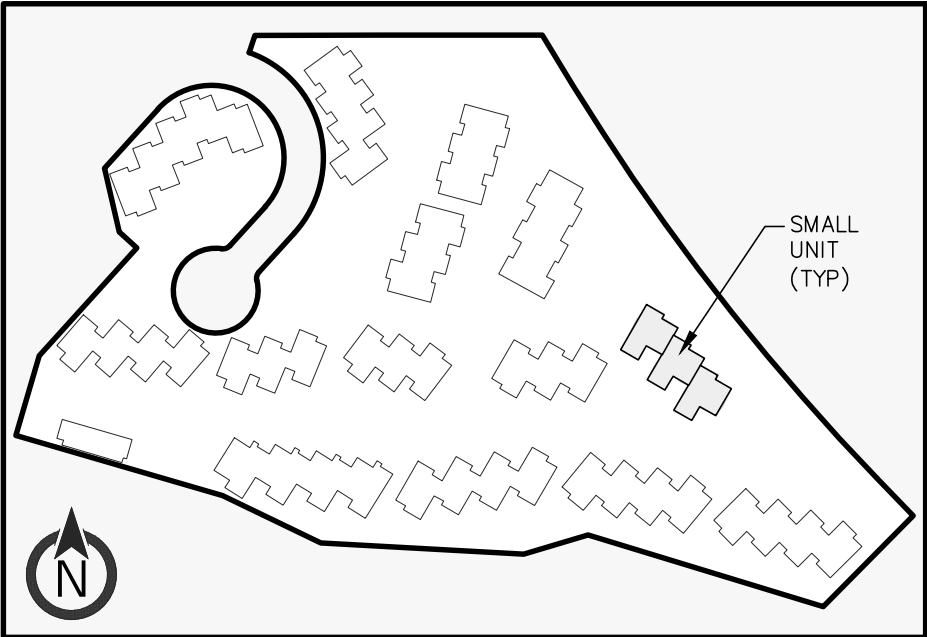
TIME DATE ENTRY NO. _____

MARCELLA LANDING
CONDOMINIUMS

OWNERSHIP LEGEND

-  COMMON
-  LIMITED COMMON
-  PRIVATE OWNERSHIP
-  COMMERCIAL OWNERSHIP

KEY MAP



SCALE: 1"=250'

RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED
AT THE REQUEST OF _____

FEE _____ WASATCH COUNTY RECORDER BOOK _____ PAGE _____
TIME _____ DATE _____ ENTRY NO. _____

SHEET 3 OF 11

JOB NO.: 2-5-23.1 FILE: X:\WasatchCounty\dwg\sr\plat2023\Parcel 18\020523-CONDO-FLOOR PLANS.dwg

435-649-9467


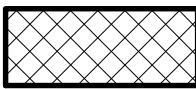
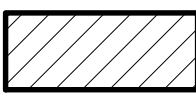
MARCELLA LANDING
CONDOMINIUMS

SMALL UNIT
SQUARE FOOTAGE TABLE

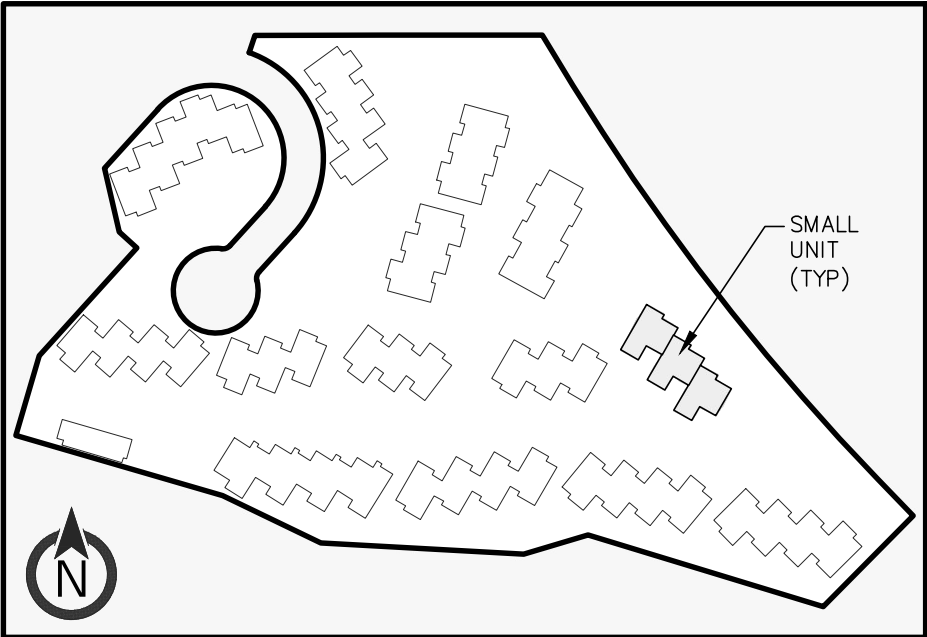
| | SQUARE FOOTAGE |
|-------|----------------|
| MAIN | 2,346 SF |
| UPPER | 1,700 SF |
| TOTAL | 4,046 SF |

| |
|---------------------|
| CORRESPONDING UNITS |
| UNITS 32-34 |

OWNERSHIP LEGEND

| | |
|---|-------------------|
|  | COMMON |
|  | LIMITED COMMON |
|  | PRIVATE OWNERSHIP |

KEY MAP



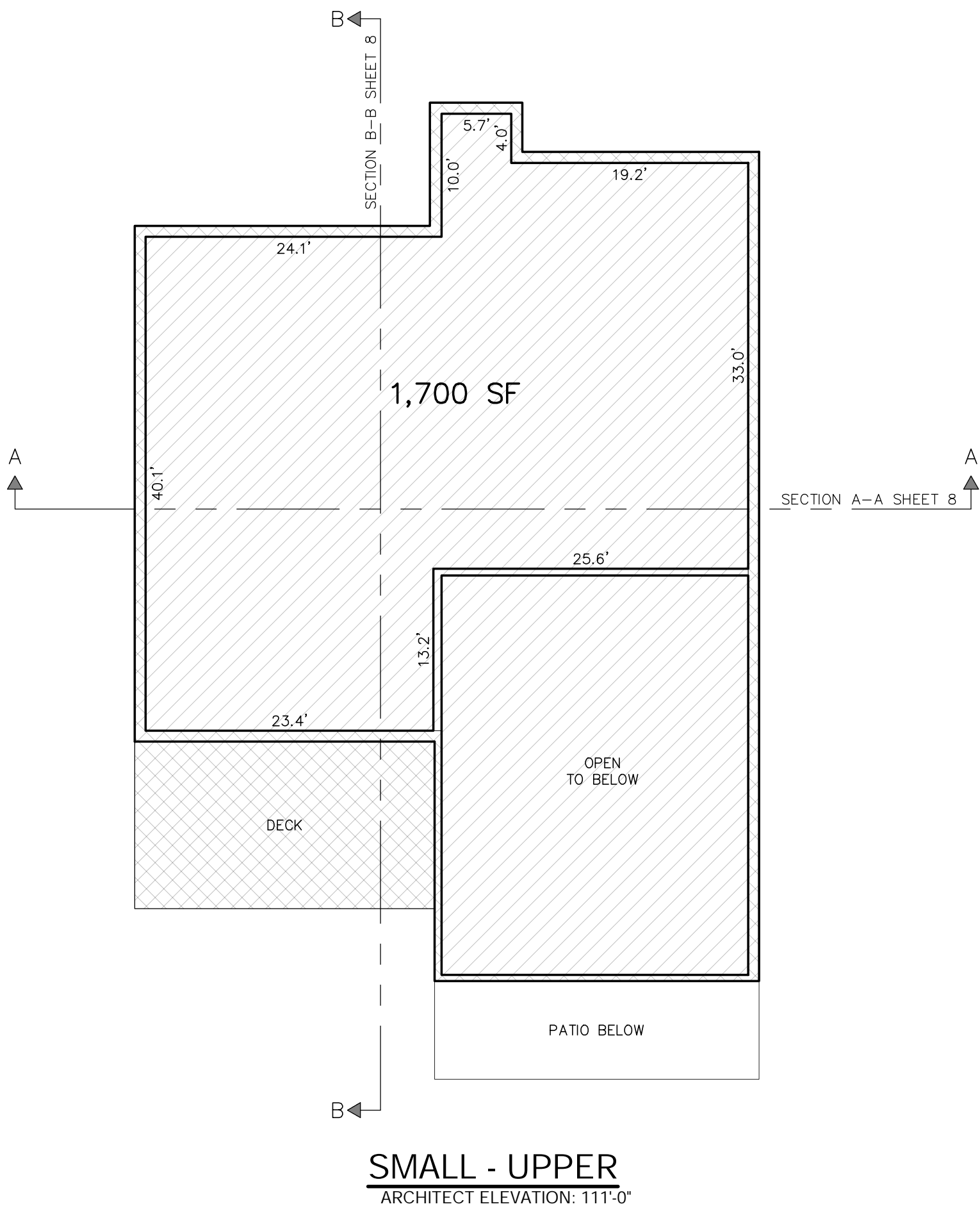
SCALE: 1"=250'

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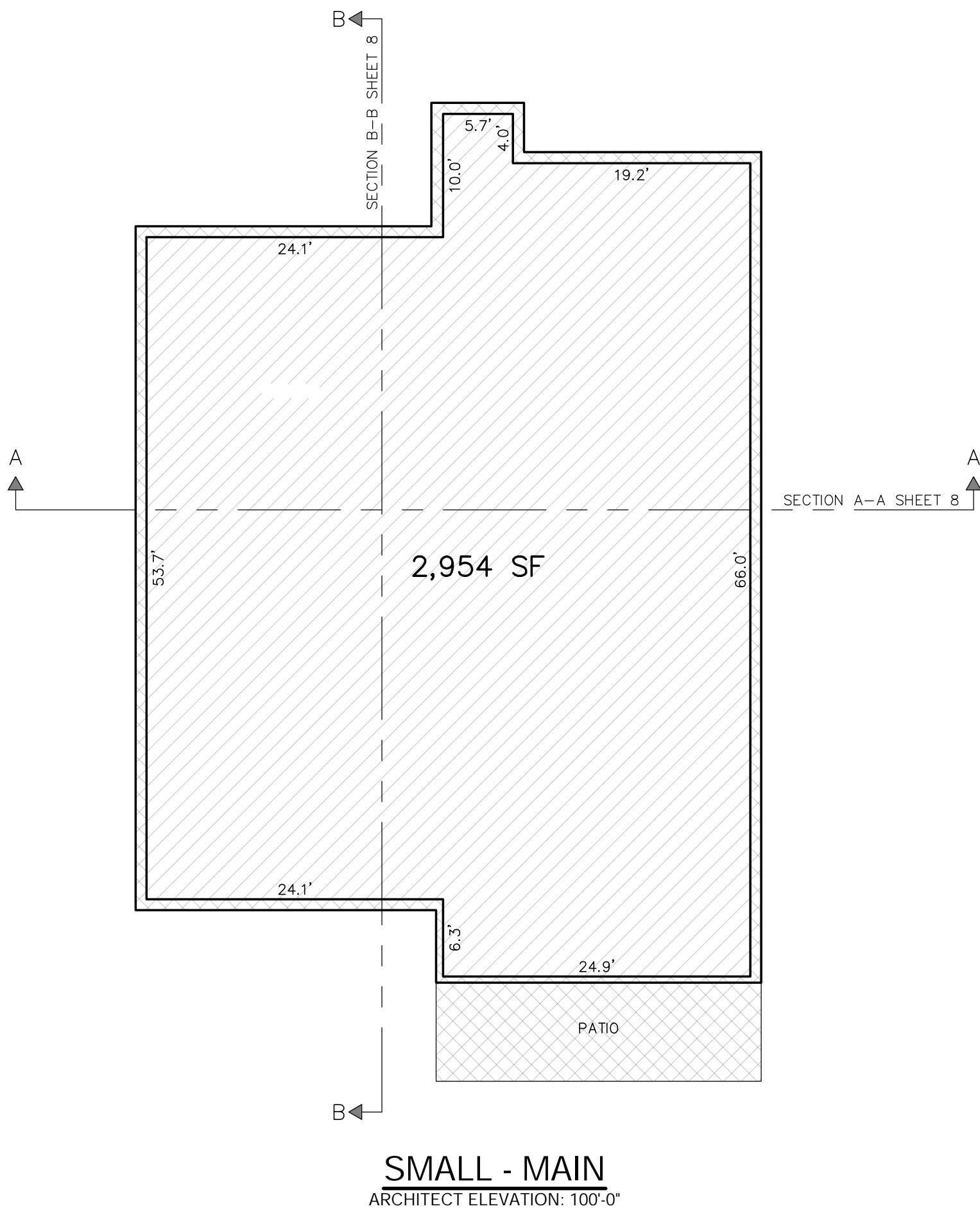
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| STATE OF UTAH, COUNTY OF WASATCH, AND FILED | | | |
| AT THE REQUEST OF _____ | | | |
| FEE _____ | WASATCH COUNTY RECORDER | BOOK _____ | PAGE _____ |
| TIME _____ | DATE _____ | ENTRY NO. _____ | |

SHEET 4 OF 11

JOB NO.: 2-5-23.1 FILE: X:\WasatchCounty\dwg\sr\plat2023\Parcel 18\020523-CONDO-FLOOR PLANS.dwg



SMALL - UPPER
ARCHITECT ELEVATION: 111'-0"



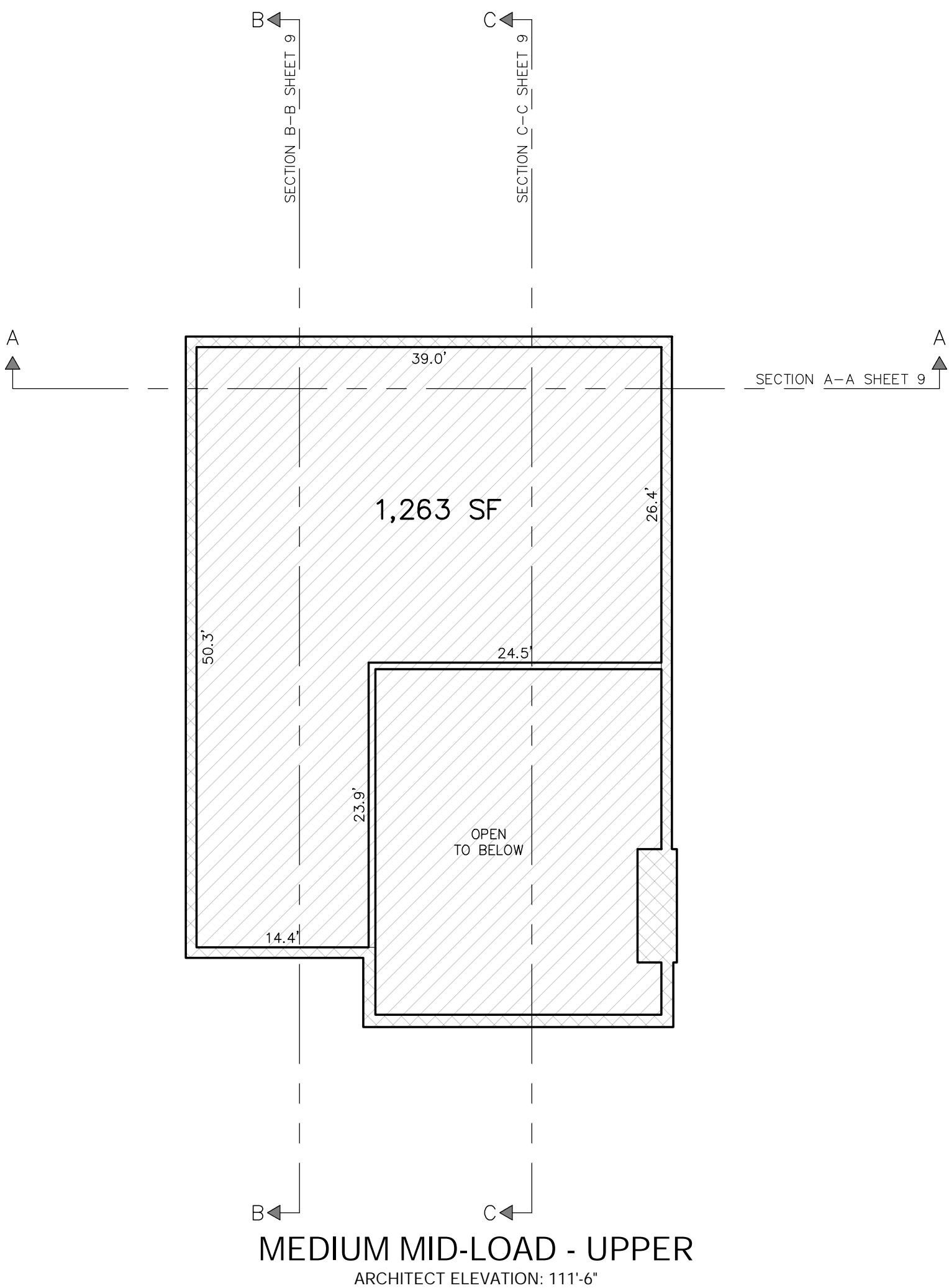
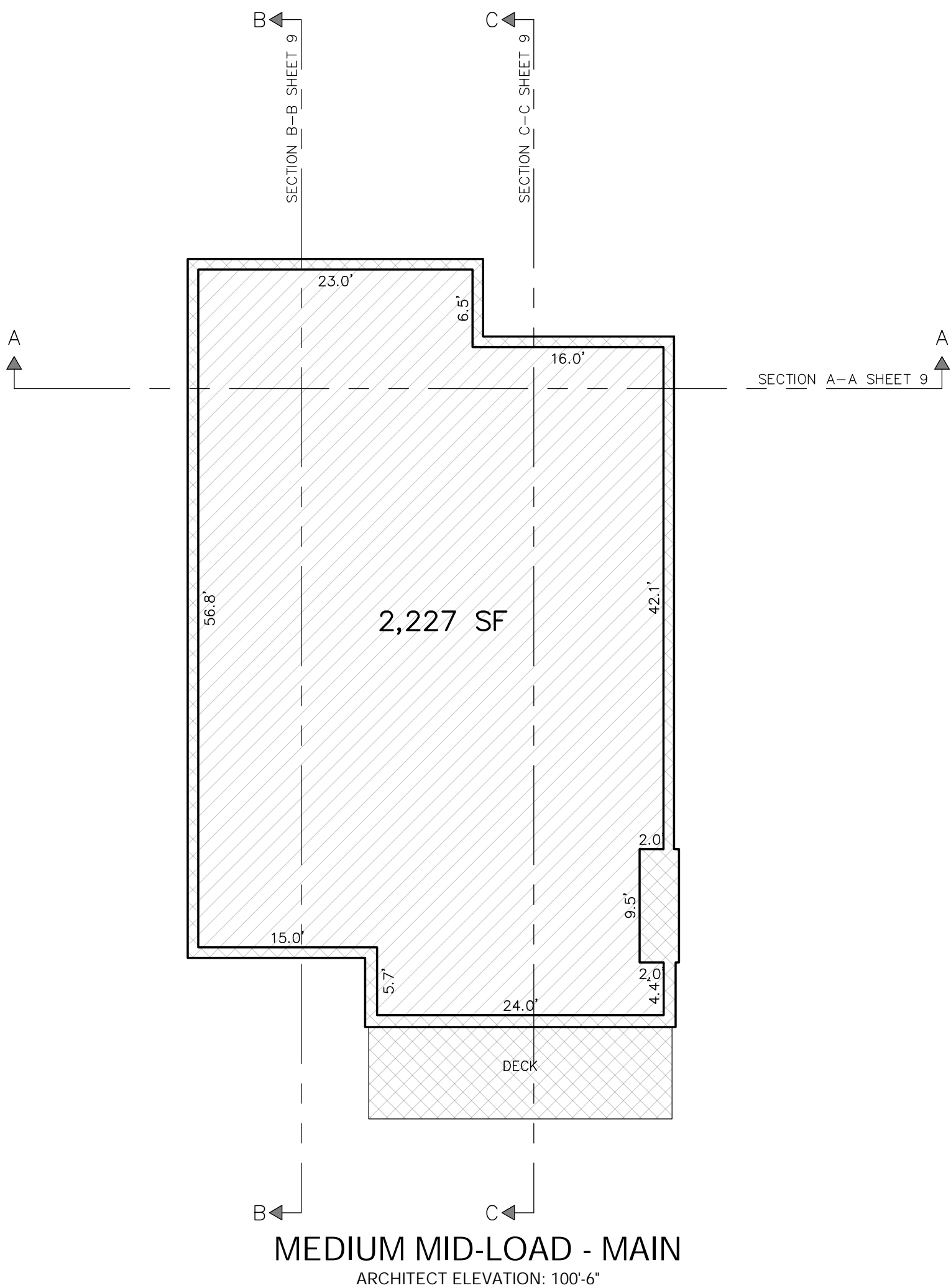
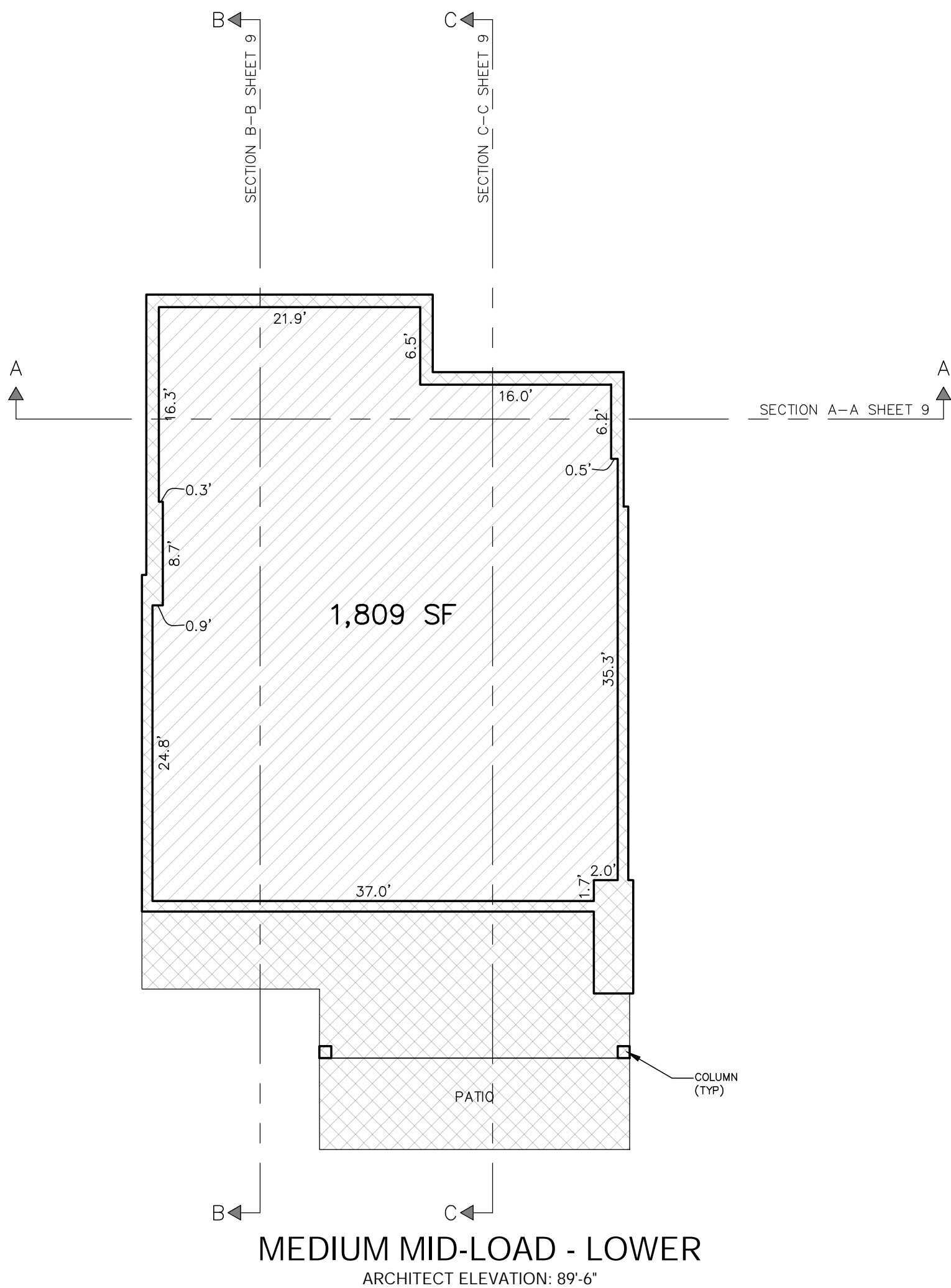
SMALL - MAIN
ARCHITECT ELEVATION: 100'-0"

MARCELLA LANDING
CONDOMINIUMS

MEDIUM MID-LOAD UNIT
SQUARE FOOTAGE TABLE

| | SQUARE FOOTAGE |
|-------|----------------|
| LOWER | 1,809 SF |
| MAIN | 1,630 SF |
| UPPER | 1,263 SF |
| TOTAL | 4,702 SF |

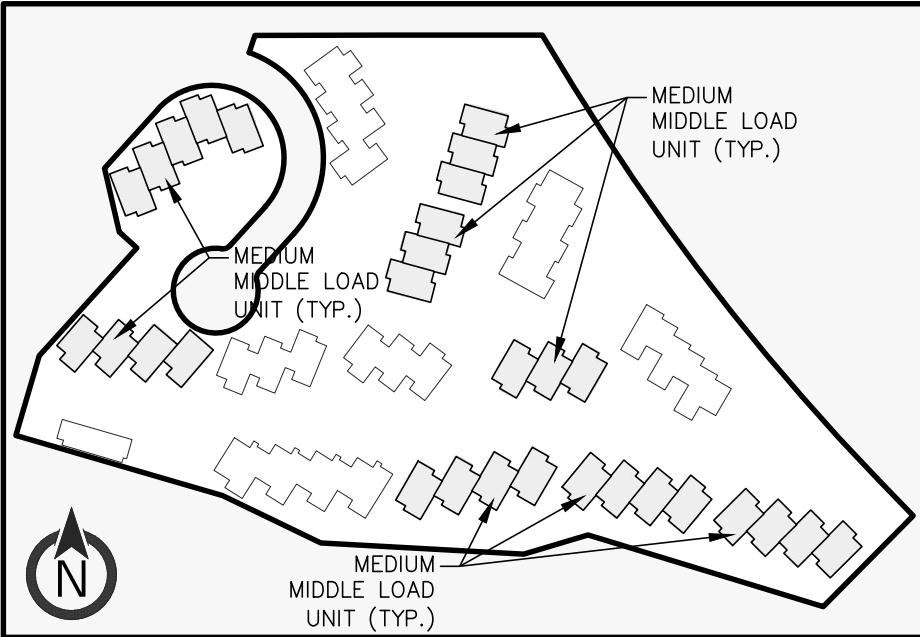
| CORRESPONDING UNITS |
|---------------------|
| UNITS 1-5 |
| UNITS 10-12 |
| UNITS 13-15 |
| UNITS 19-22 |
| UNITS 29-31 |
| UNITS 35-38 |
| UNITS 39-42 |
| UNITS 43-46 |



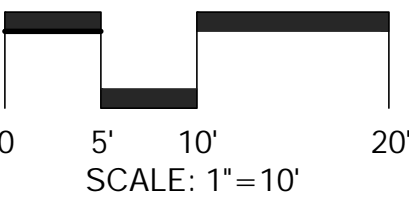
OWNERSHIP LEGEND

| | |
|--|-------------------|
| | COMMON |
| | LIMITED COMMON |
| | PRIVATE OWNERSHIP |

KEY MAP



SCALE: 1"=250'



RECORDED

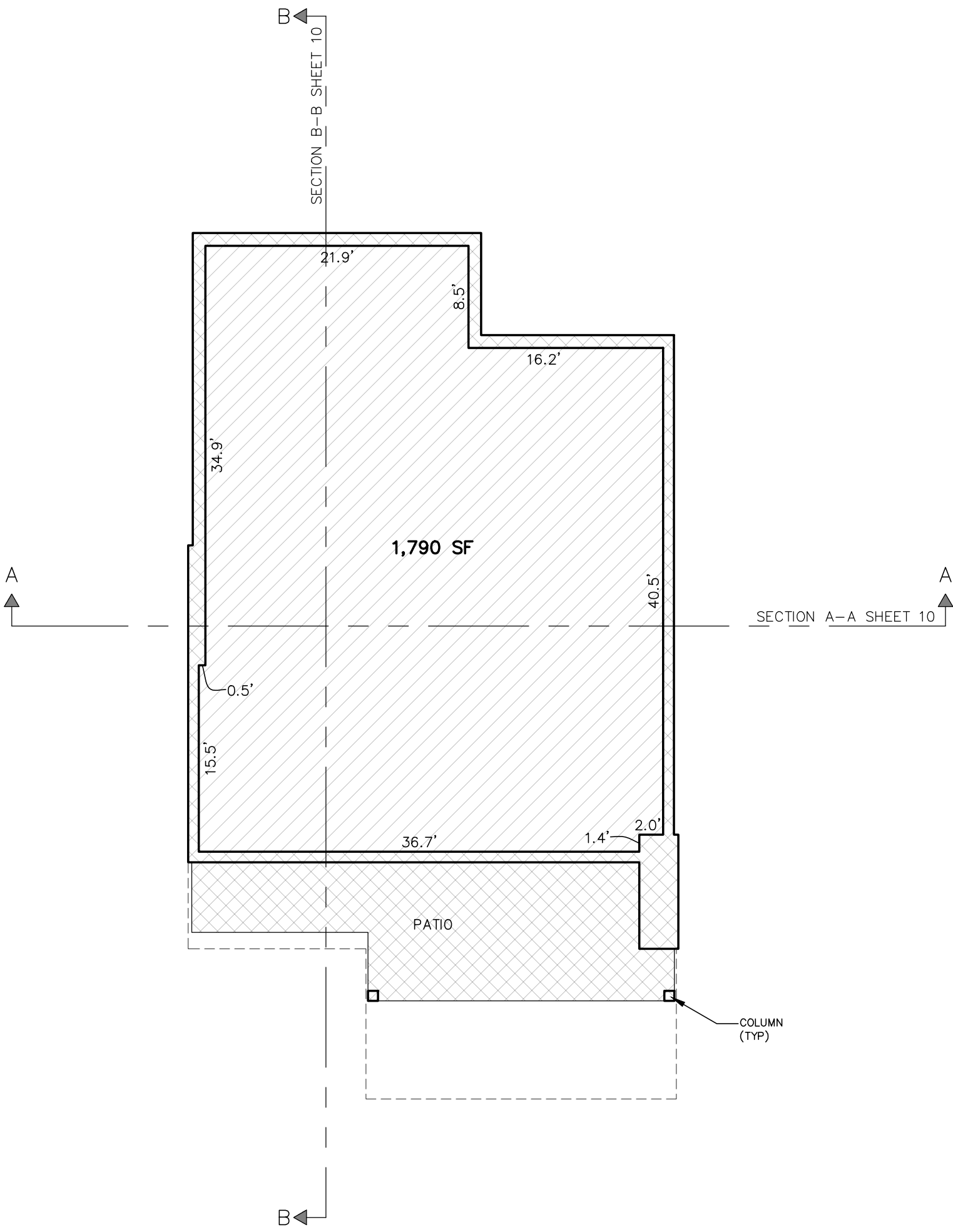
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| STATE OF UTAH, COUNTY OF WASATCH, AND FILED | | | |
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| FEE | WASATCH COUNTY RECORDER | BOOK | PAGE |
| TIME | DATE | ENTRY NO. | |

MARCELLA LANDING
CONDOMINIUMS

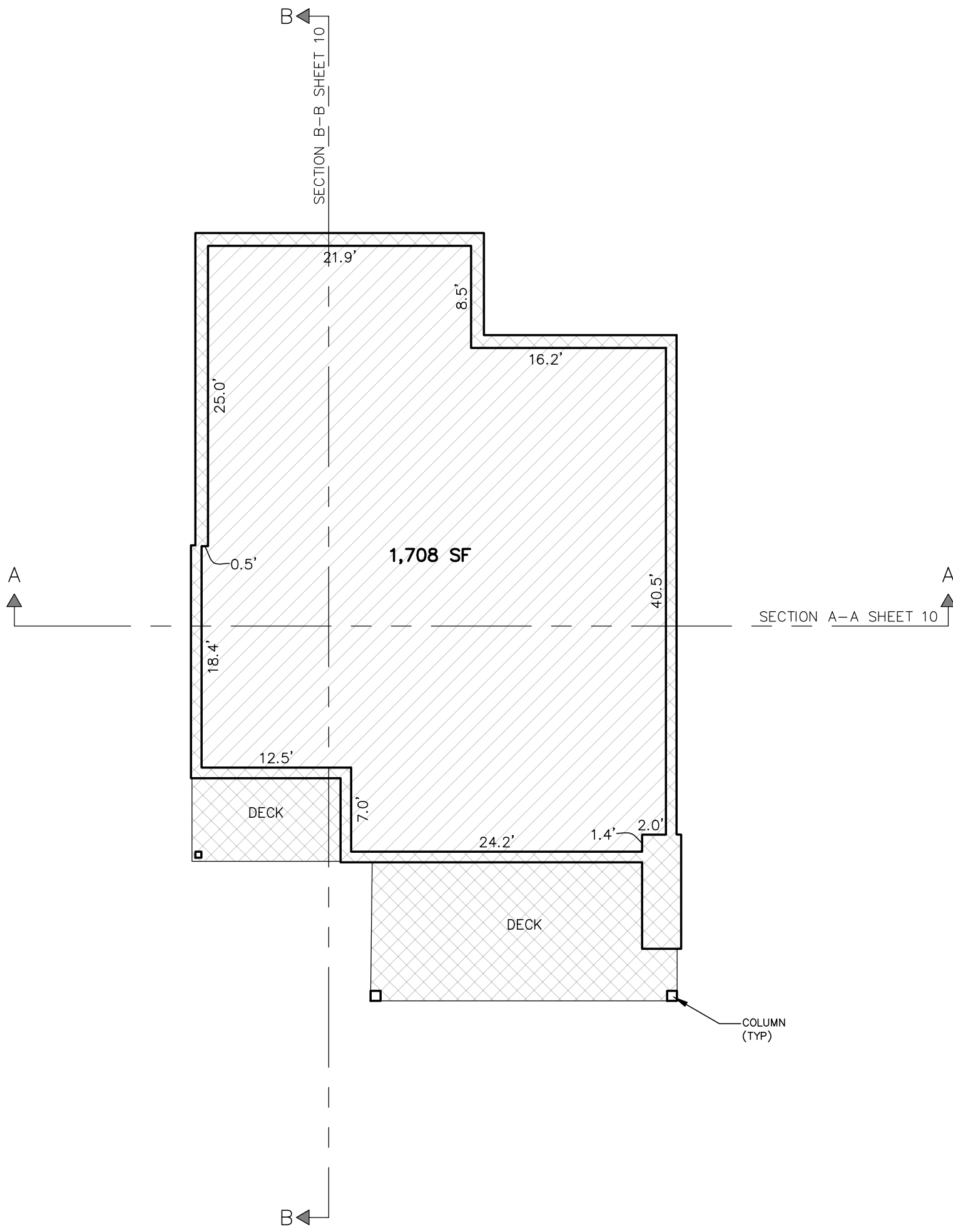
MEDIUM TOP-LOAD UNIT
SQUARE FOOTAGE TABLE

| | SQUARE FOOTAGE |
|-------|----------------|
| LOWER | 1,790 SF |
| MAIN | 1,708 SF |
| UPPER | 1,389 SF |
| TOTAL | 4,887 SF |

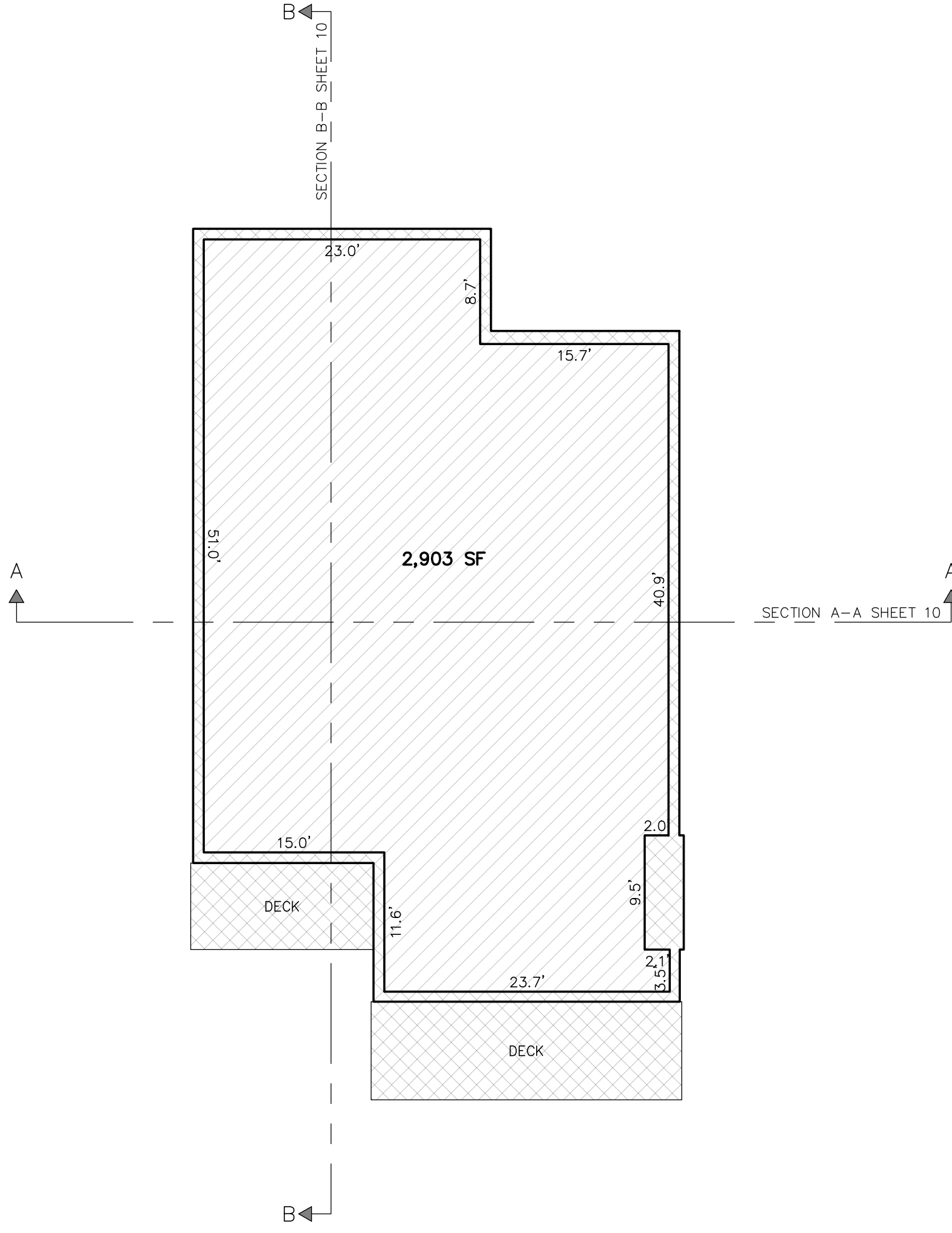
| CORRESPONDING UNITS |
|---------------------|
| UNITS 6-9 |
| UNITS 23-25 |
| UNITS 26-28 |



MEDIUM TOP-LOAD - LOWER
ARCHITECT ELEVATION: 89'-0"



MEDIUM TOP-LOAD - MAIN
ARCHITECT ELEVATION: 100'-0"

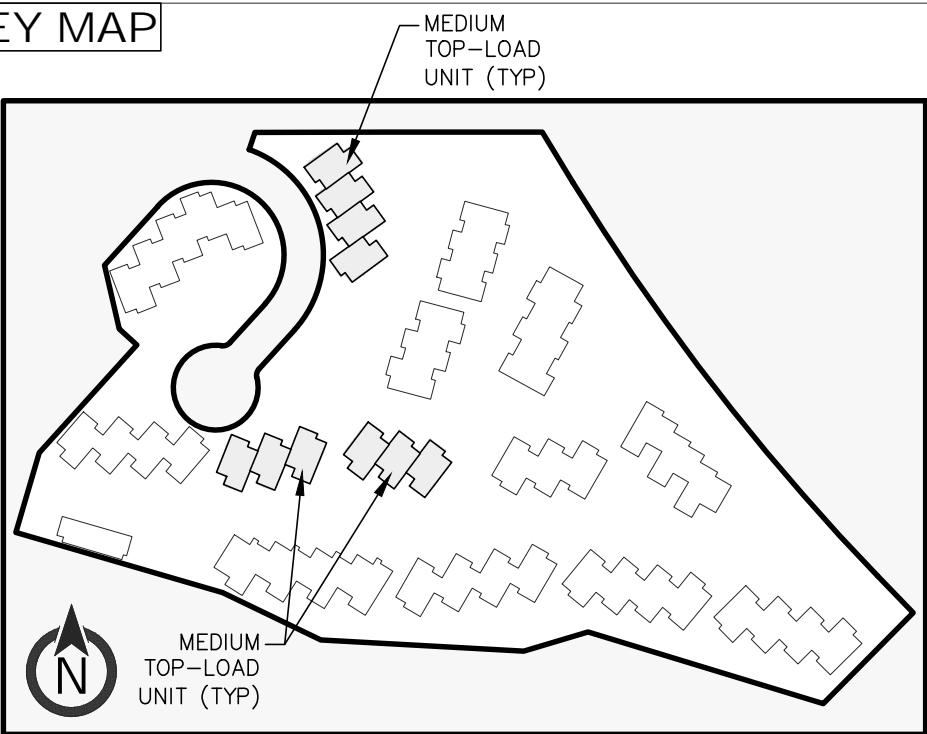


MEDIUM TOP-LOAD - UPPER
ARCHITECT ELEVATION: 111'-0"

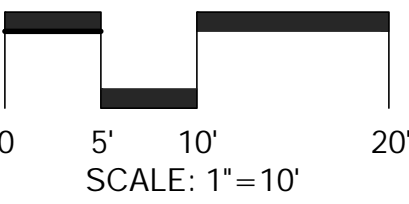
OWNERSHIP LEGEND

| | |
|------------------------|-------------------|
| [White Box] | COMMON |
| [Cross-hatched Box] | LIMITED COMMON |
| [Diagonal-hatched Box] | PRIVATE OWNERSHIP |

KEY MAP



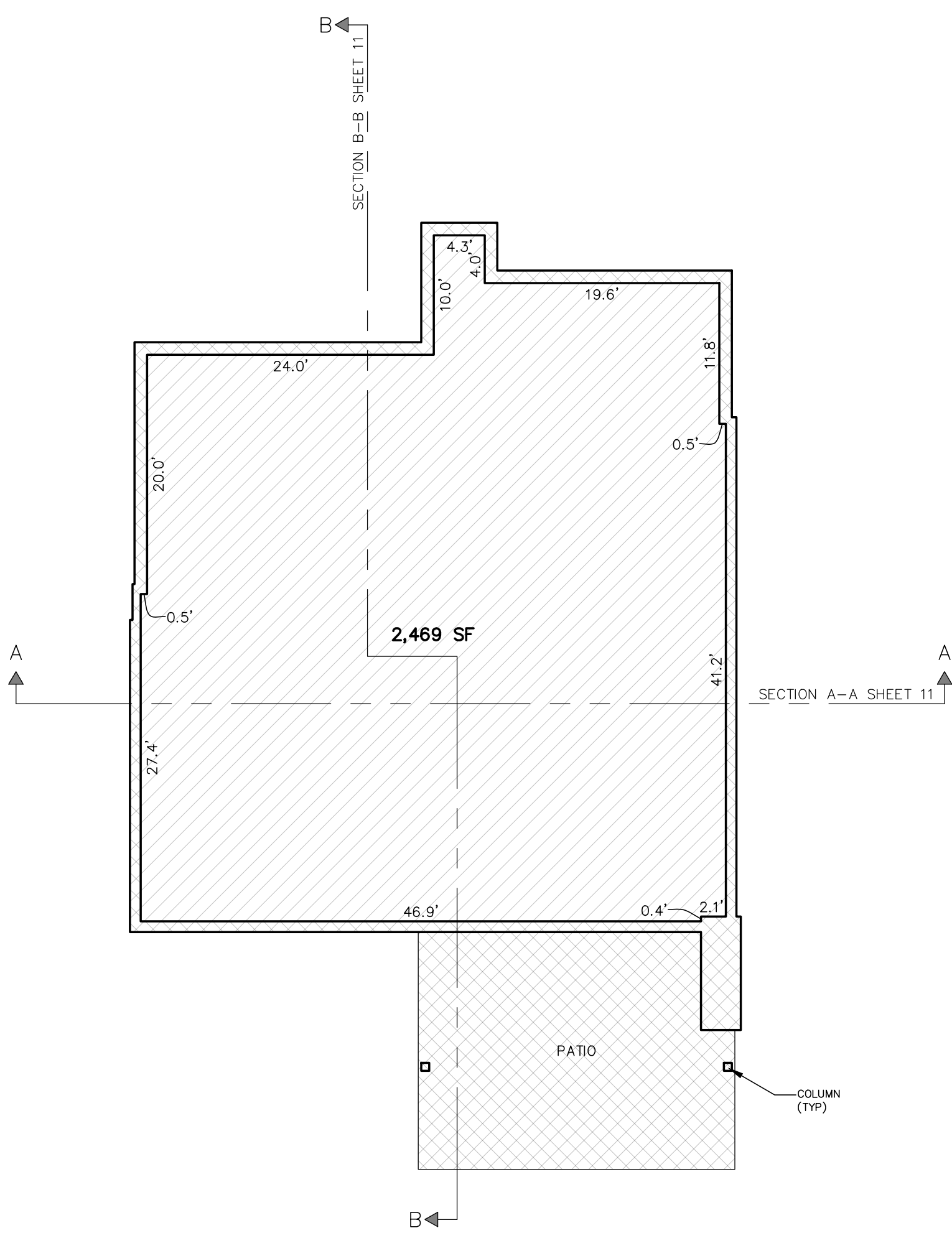
SCALE: 1"=250'



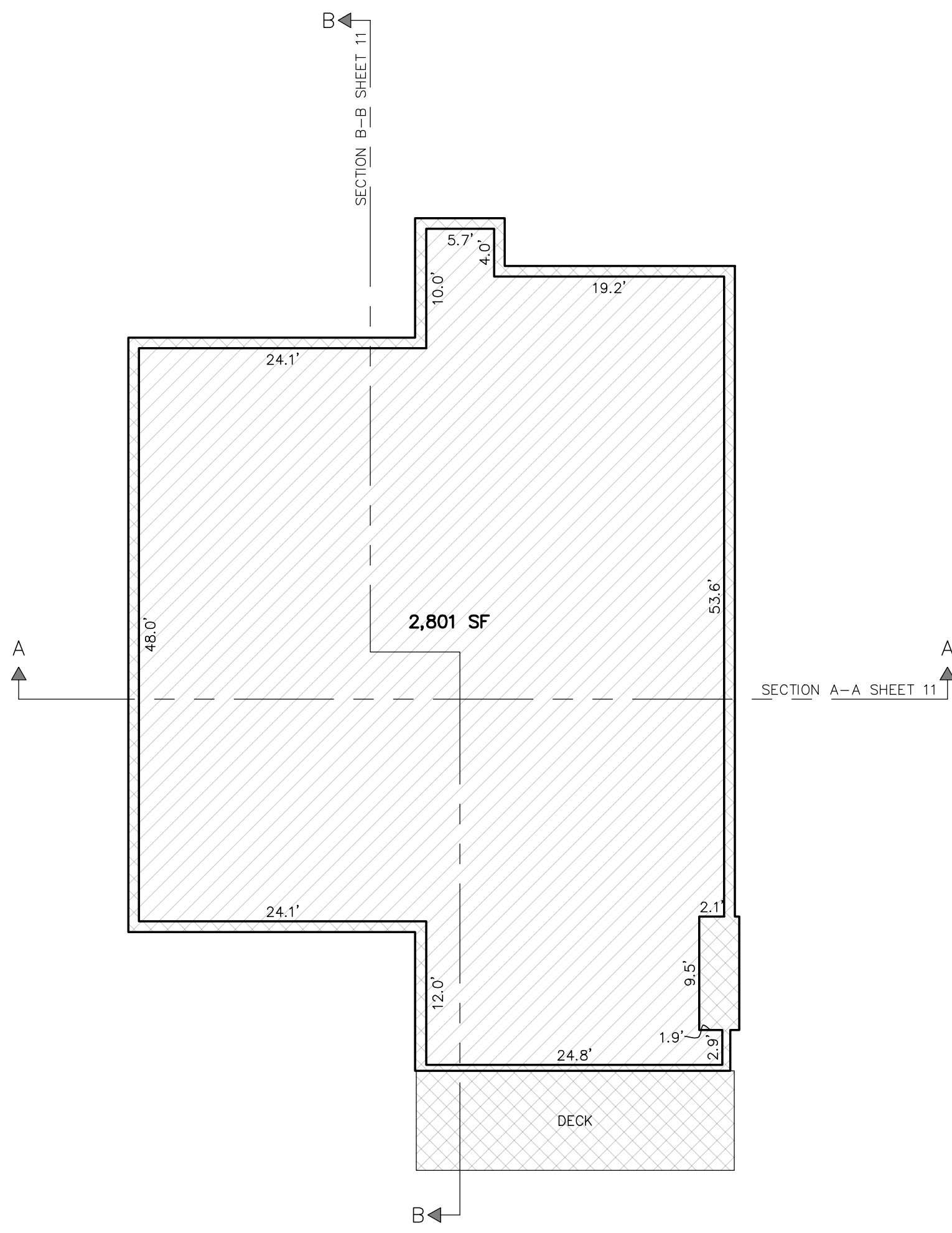
SHEET 6 OF 11

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| STATE OF UTAH, COUNTY OF WASATCH, AND FILED | | | |
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| FEE | WASATCH COUNTY RECORDER | BOOK | PAGE |
| TIME | DATE | ENTRY NO. | |

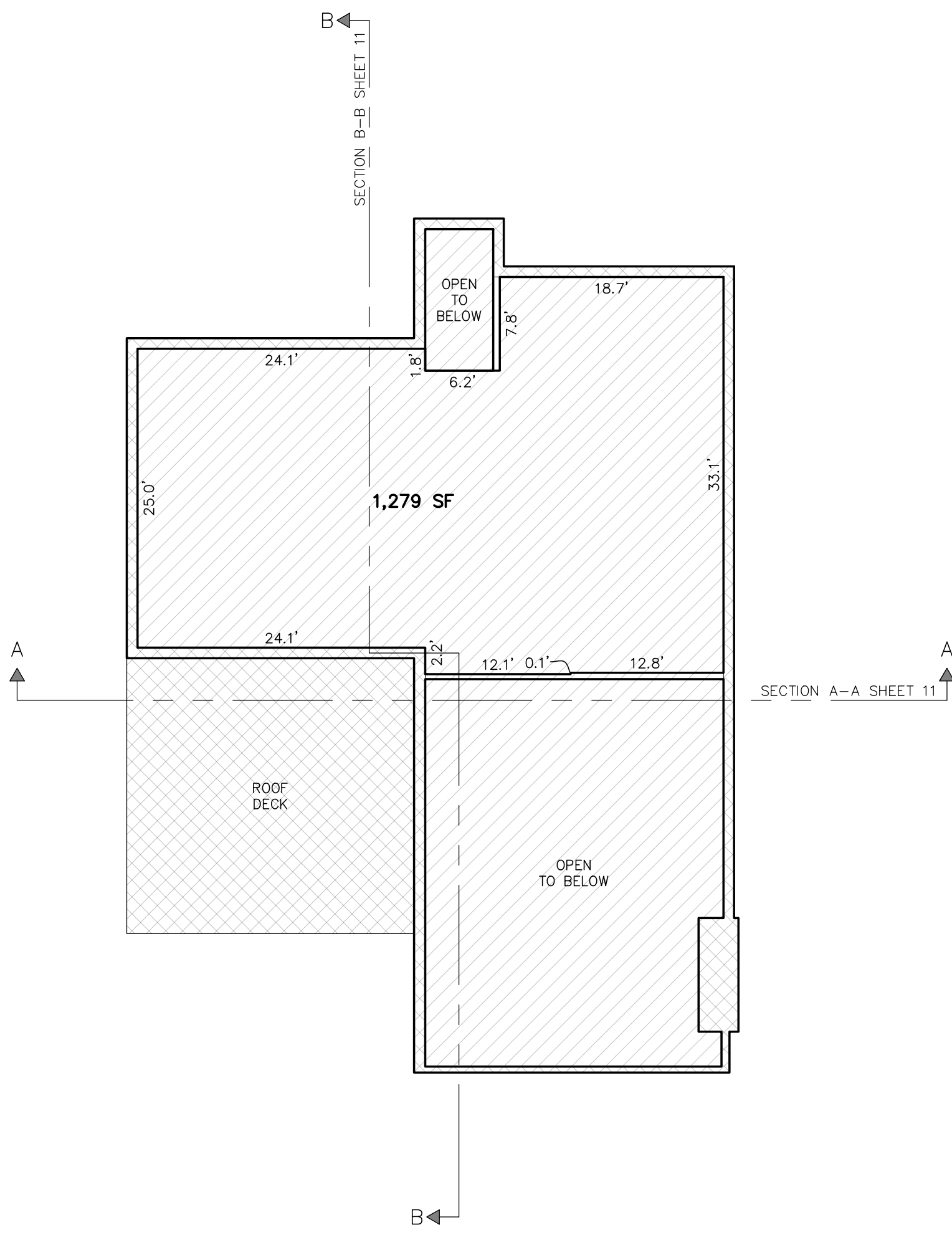
MARCELLA LANDING
CONDOMINIUMS



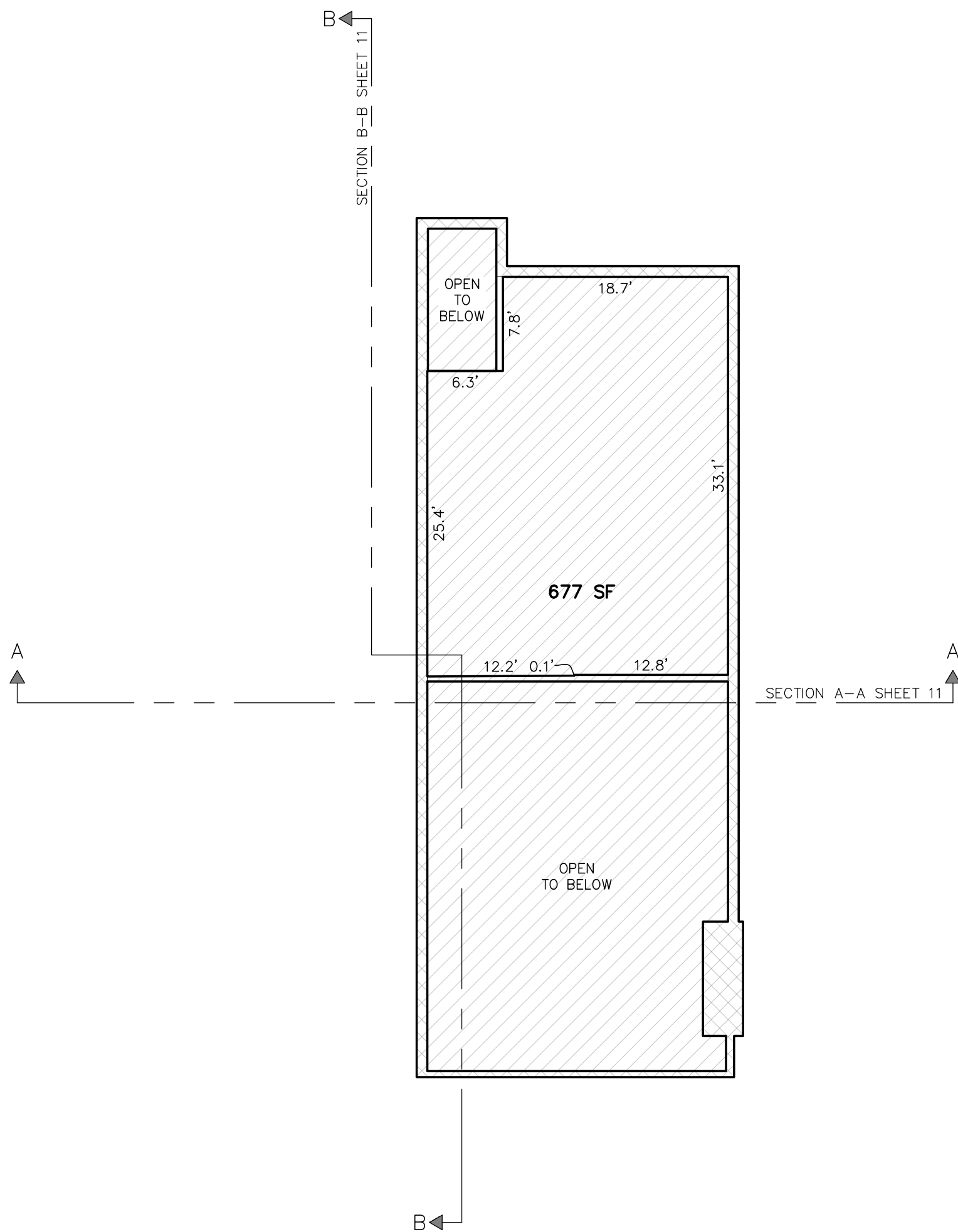
LARGE - LOWER
ARCHITECT ELEVATION: 89'-0"



LARGE - MAIN
ARCHITECT ELEVATION: 100'-0"



LARGE - UPPER
ARCHITECT ELEVATION: 111'-0"



LARGE - UPPER 'B'
ARCHITECT ELEVATION: 111'-0"

LARGE UNIT
SQUARE FOOTAGE TABLE

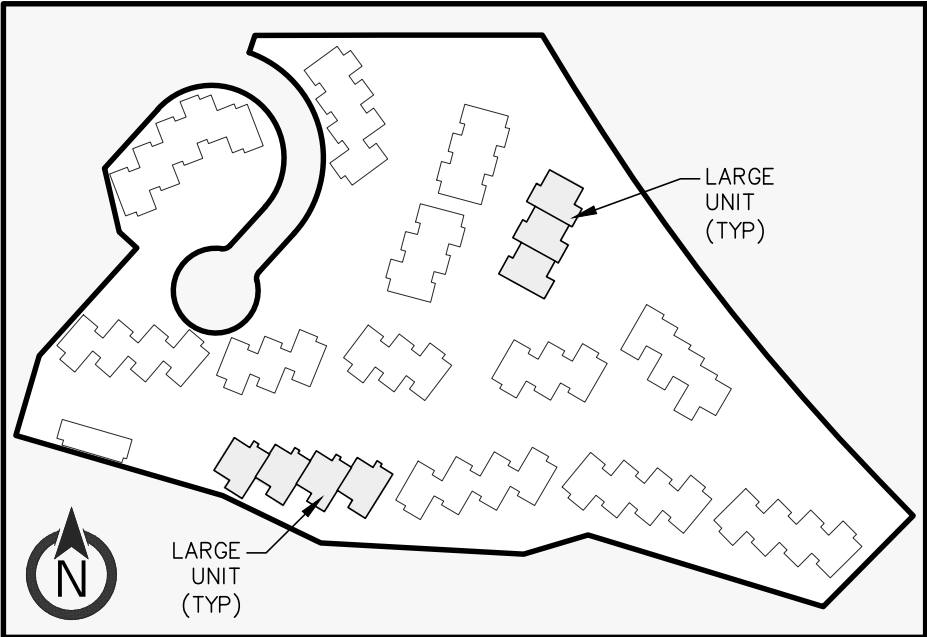
| | SQUARE FOOTAGE |
|--------------|----------------|
| LOWER | 2,469 SF |
| MAIN | 2,187 SF |
| UPPER | 1,279 SF |
| TOTAL | 5,935 SF |
| UPPER 'B' | 677 SF |
| TOTAL W/ 'B' | 5,333 SF |

| |
|---------------------|
| CORRESPONDING UNITS |
| UNITS 16-18 |
| UNITS 47-50 |

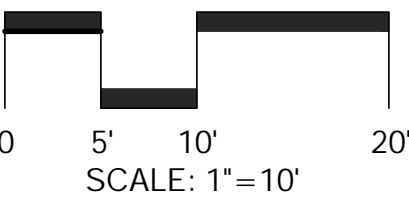
OWNERSHIP LEGEND

| | |
|--|-------------------|
| | COMMON |
| | LIMITED COMMON |
| | PRIVATE OWNERSHIP |

KEY MAP



SCALE: 1"=250'

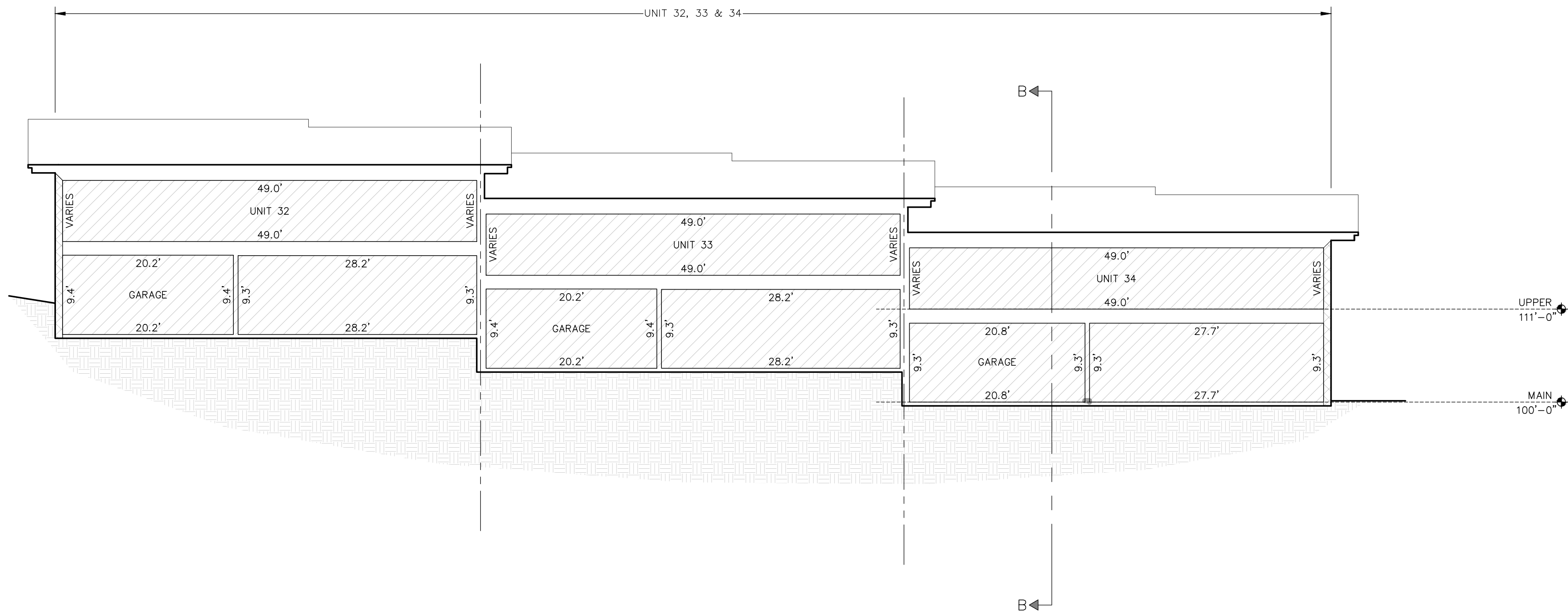


SHEET 7 OF 11

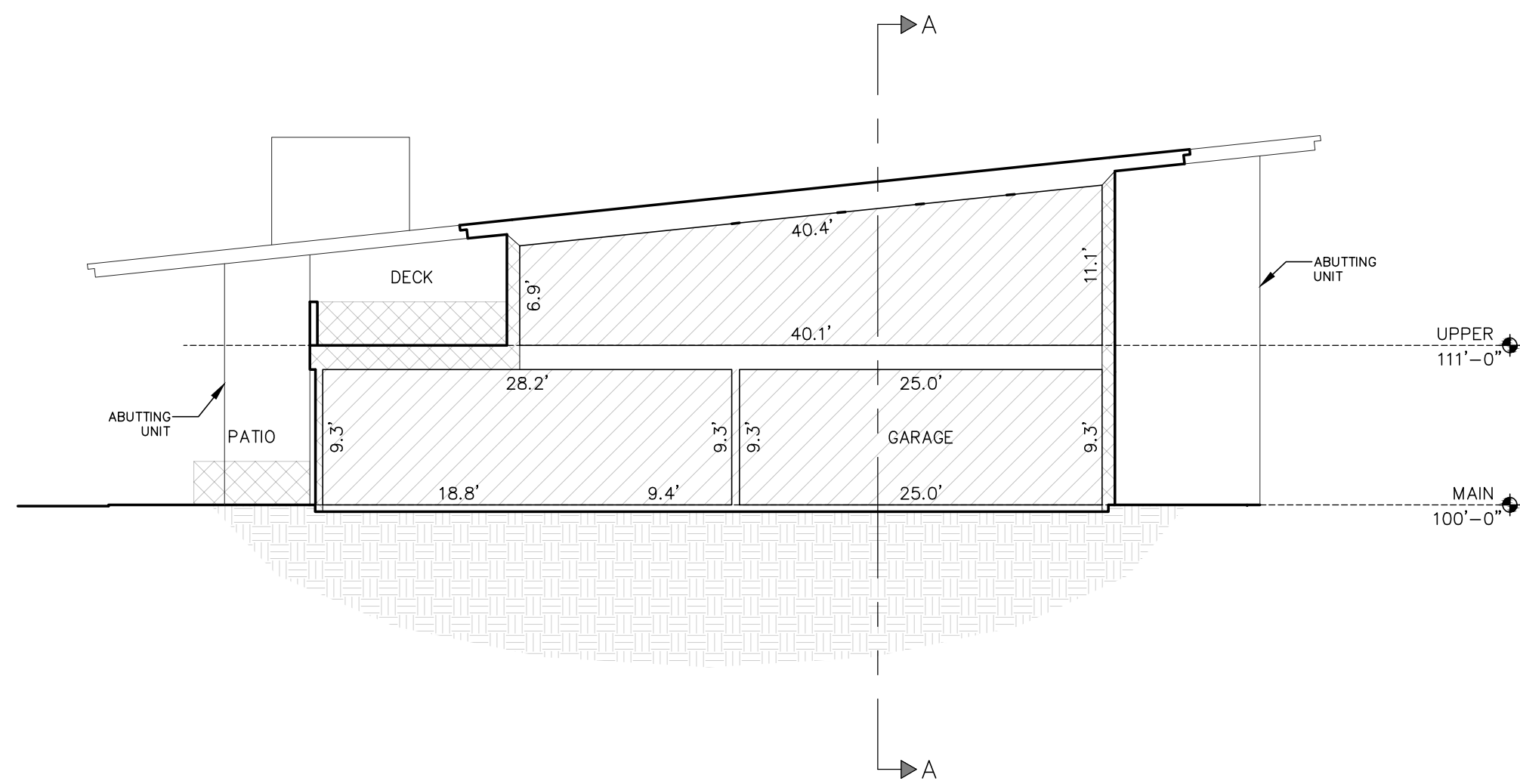
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| STATE OF UTAH, COUNTY OF WASATCH, AND FILED | | | |
| AT THE REQUEST OF _____ | | | |
| FEE _____ | WASATCH COUNTY RECORDER | BOOK _____ | PAGE _____ |
| TIME _____ | DATE _____ | ENTRY NO. _____ | |

MARCELLA LANDING
CONDOMINIUMS

| UNITS 32-34 ELEVATIONS | | | | |
|------------------------|-----------|----------|---------|---------|
| | ARCHITECT | ENGINEER | | |
| | | UNIT 32 | UNIT 33 | UNIT 34 |
| MAIN | 100'-0" | 6498.0' | 6494.0' | 6490.0' |
| UPPER | 111'-0" | 6509.0' | 6505.0' | 6501.0' |



A SMALL UNIT SECTION

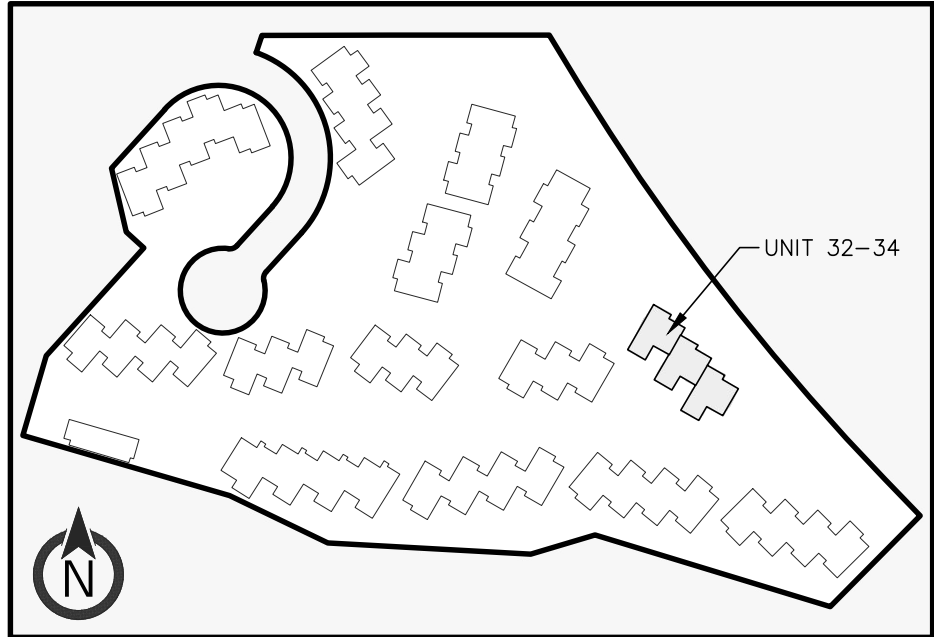


B SMALL UNIT SECTION

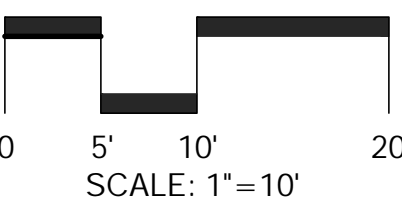
OWNERSHIP LEGEND

| | |
|--|-------------------|
| | COMMON |
| | LIMITED COMMON |
| | PRIVATE OWNERSHIP |

KEY MAP



SCALE: 1"=250'



RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED

AT THE REQUEST OF _____

FEE _____ WASATCH COUNTY RECORDER BOOK _____ PAGE _____

TIME _____ DATE _____ ENTRY NO. _____

SHEET 8 OF 12

JOB NO.: 2-5-23.1 FILE: X:\WasatchCounty\dwg\sr\plat2023\Parcel 18\020523-CONDO-FLOOR PLANS.dwg

MARCELLA LANDING
CONDOMINIUMS

| UNITS 1-5 ELEVATIONS | | | | | | |
|----------------------|-----------|----------|---------|---------|---------|---------|
| | ARCHITECT | ENGINEER | | | | |
| | | UNIT 1 | UNIT 2 | UNIT 3 | UNIT 4 | UNIT 5 |
| LOWER | 89'-6" | 6620.5' | 6615.5' | 6610.5' | 6605.5' | 6599.5' |
| MAIN | 100'-6" | 6631.5' | 6626.5' | 6621.5' | 6616.5' | 6610.5' |
| UPPER | 111'-6" | 6642.5' | 6637.5' | 6632.5' | 6627.5' | 6621.5' |

| UNITS 10-12 ELEVATIONS | | | | |
|------------------------|-----------|----------|---------|---------|
| | ARCHITECT | ENGINEER | | |
| | | UNIT 10 | UNIT 11 | UNIT 12 |
| LOWER | 89'-0" | 6548.0' | 6544.0' | 6540.0' |
| MAIN | 100'-0" | 6559.0' | 6555.0' | 6551.0' |
| UPPER | 111'-0" | 6570.0' | 6566.0' | 6562.0' |

| UNITS 13-15 ELEVATIONS | | | |
|------------------------|-----------|----------|----------|
| | ARCHITECT | ENGINEER | |
| | | UNIT 13 | UNIT 14 |
| LOWER | 89'-0" | 6534.25' | 6530.25' |
| MAIN | 100'-0" | 6545.25' | 6541.25' |
| UPPER | 111'-0" | 6556.25' | 6552.25' |

| UNITS 19–22 ELEVATIONS | | | | | |
|------------------------|-----------|----------|----------|----------|---------|
| | ARCHITECT | ENGINEER | | | |
| | | UNIT 19 | UNIT 20 | UNIT 21 | UNIT 22 |
| LOWER | 89'–0" | 6573.0' | 6568.66' | 6565.33' | 6562.0' |
| MAIN | 100'–0" | 6584.0' | 6579.66' | 6576.33' | 6573.0' |
| UPPER | 111'–0" | 6595.0' | 6590.66' | 6587.33' | 6584.0' |

| UNITS 29-31 ELEVATIONS | | | |
|------------------------|-----------|----------|---------|
| | ARCHITECT | ENGINEER | |
| | | UNIT 29 | UNIT 30 |
| LOWER | 89'-0" | 6505.0' | 6502.0' |
| MAIN | 100'-0" | 6516.0' | 6513.0' |
| UPPER | 111'-0" | 6527.0' | 6524.0' |

| UNITS 35–38 ELEVATIONS | | | | | |
|------------------------|-----------|----------|---------|---------|---------|
| | ARCHITECT | ENGINEER | | | |
| | | UNIT 35 | UNIT 36 | UNIT 37 | UNIT 38 |
| LOWER | 89'–0" | 6457.5' | 6461.5' | 6465.5' | 6469.5' |
| MAIN | 100'–0" | 6468.5' | 6472.5' | 6476.5' | 6480.5' |
| UPPER | 111'–0" | 6479.5' | 6483.5' | 6487.5' | 6491.5' |

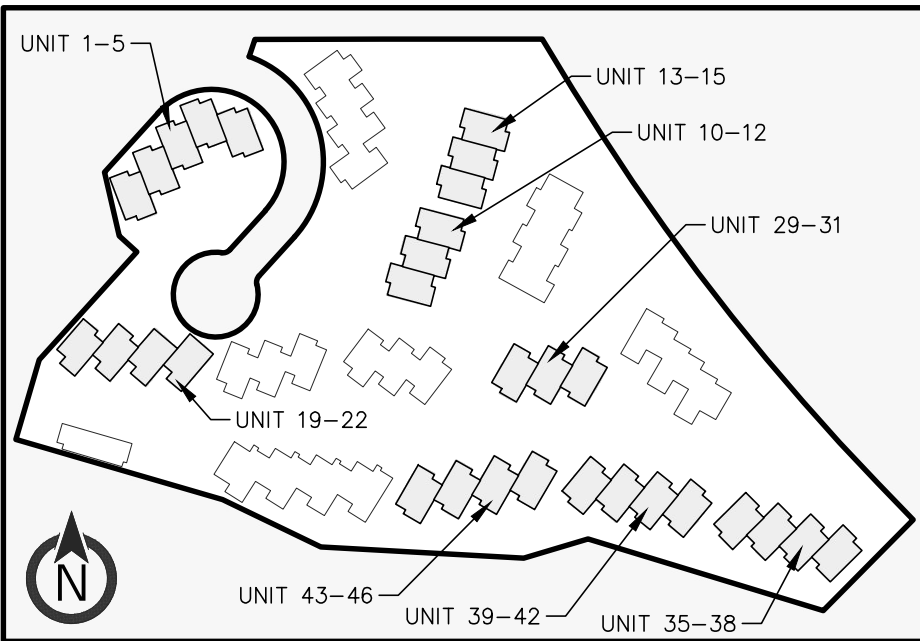
| UNITS 39-42 ELEVATIONS | | | | |
|------------------------|-----------|----------|---------|---------|
| | ARCHITECT | ENGINEER | | |
| | | UNIT 39 | UNIT 40 | UNIT 41 |
| LOWER | 89'-0" | 6473.0' | 6476.5' | 6480.0' |
| MAIN | 100'-0" | 6484.0' | 6487.5' | 6491.0' |
| UPPER | 111'-0" | 6495.0' | 6498.5' | 6502.0' |

| UNITS 43-46 ELEVATIONS | | | | | |
|------------------------|-----------|----------|---------|---------|---------|
| | ARCHITECT | ENGINEER | | | |
| | | UNIT 43 | UNIT 44 | UNIT 45 | UNIT 46 |
| LOWER | 89'-0" | 6491.0' | 6495.0' | 6499.0' | 6503.0' |
| MAIN | 100'-0" | 6502.0' | 6506.0' | 6510.0' | 6514.0' |
| UPPER | 111'-0" | 6513.0' | 6517.0' | 6521.0' | 6525.0' |

OWNERSHIP LEGEND

| | |
|--|-------------------|
| | COMMON |
| | LIMITED COMMON |
| | PRIVATE OWNERSHIP |

KEY MAP



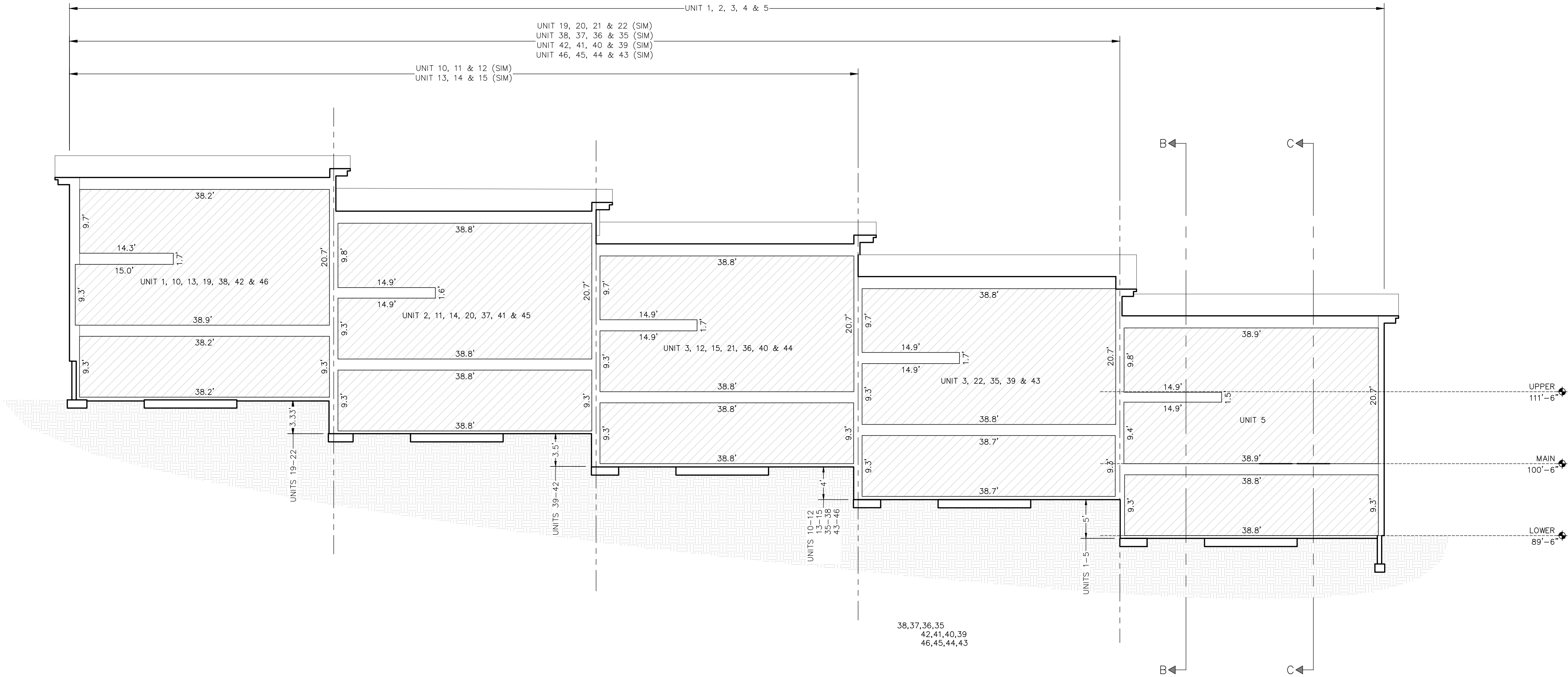
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RECORDED

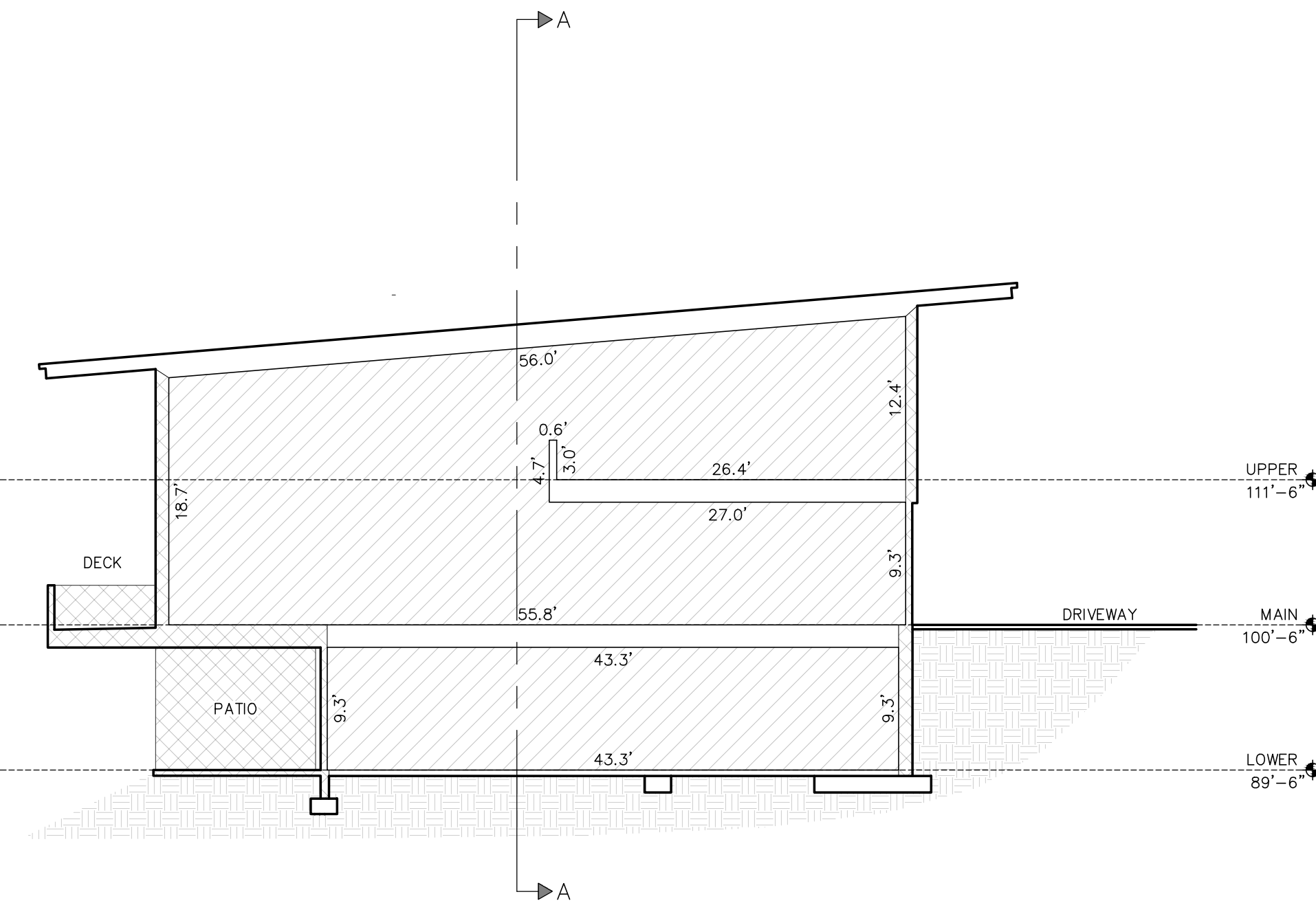
STATE OF UTAH, COUNTY OF WASATCH, AND FILED
AT THE REQUEST OF _____
FEE _____ WASATCH COUNTY RECORDER BOOK _____ PAGE _____
TIME _____ DATE _____ ENTRY NO. _____

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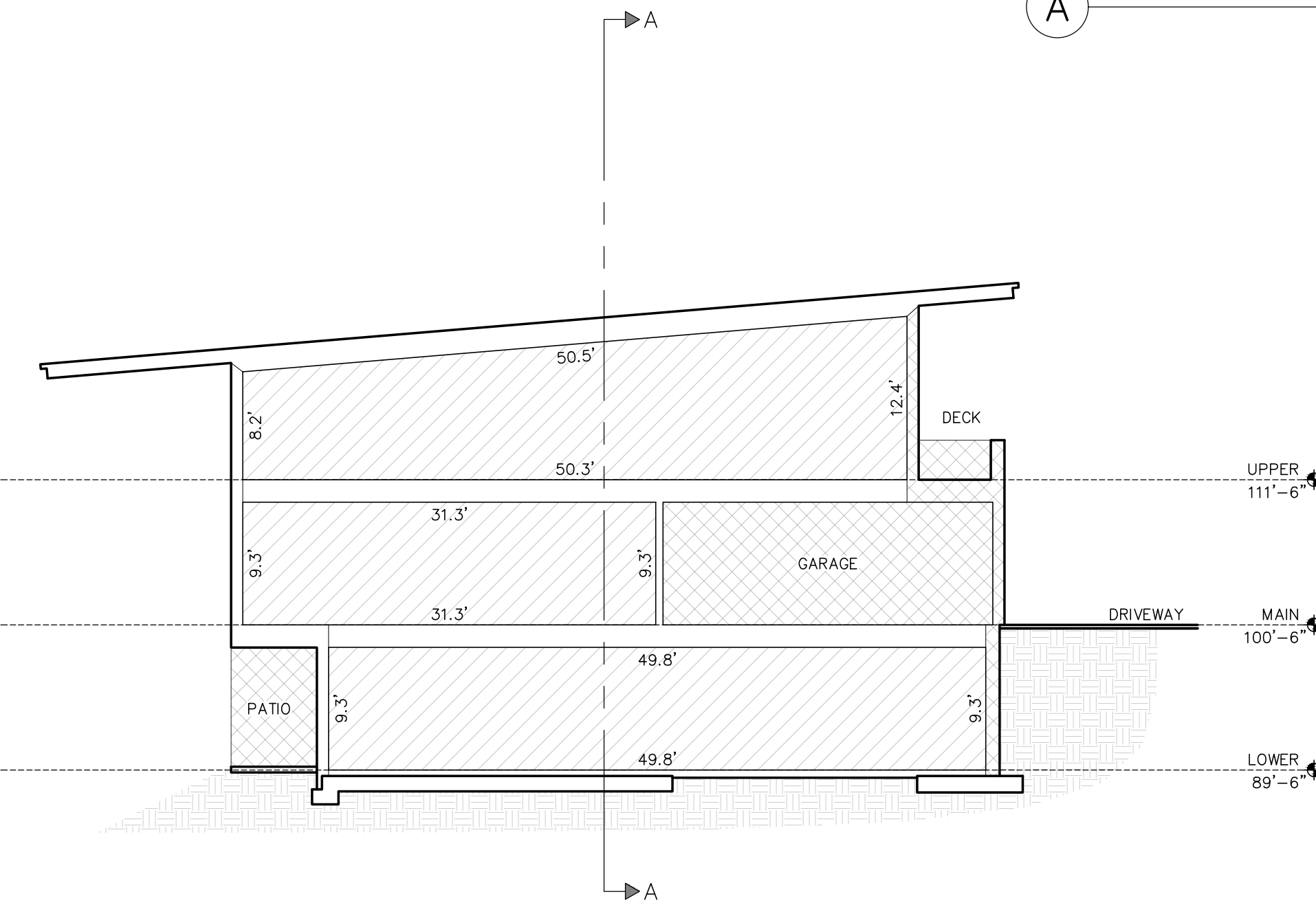
JOB NO.: 2-5-23.1 FILE: X:\WasatchCounty\dwg\sr\plat2023\Parcel 18\020523-CONDO-FLOOR PLANS.dwg



A MEDIUM MID-LOAD UNIT SECTION



B MEDIUM MID-LOAD UNIT SECTION



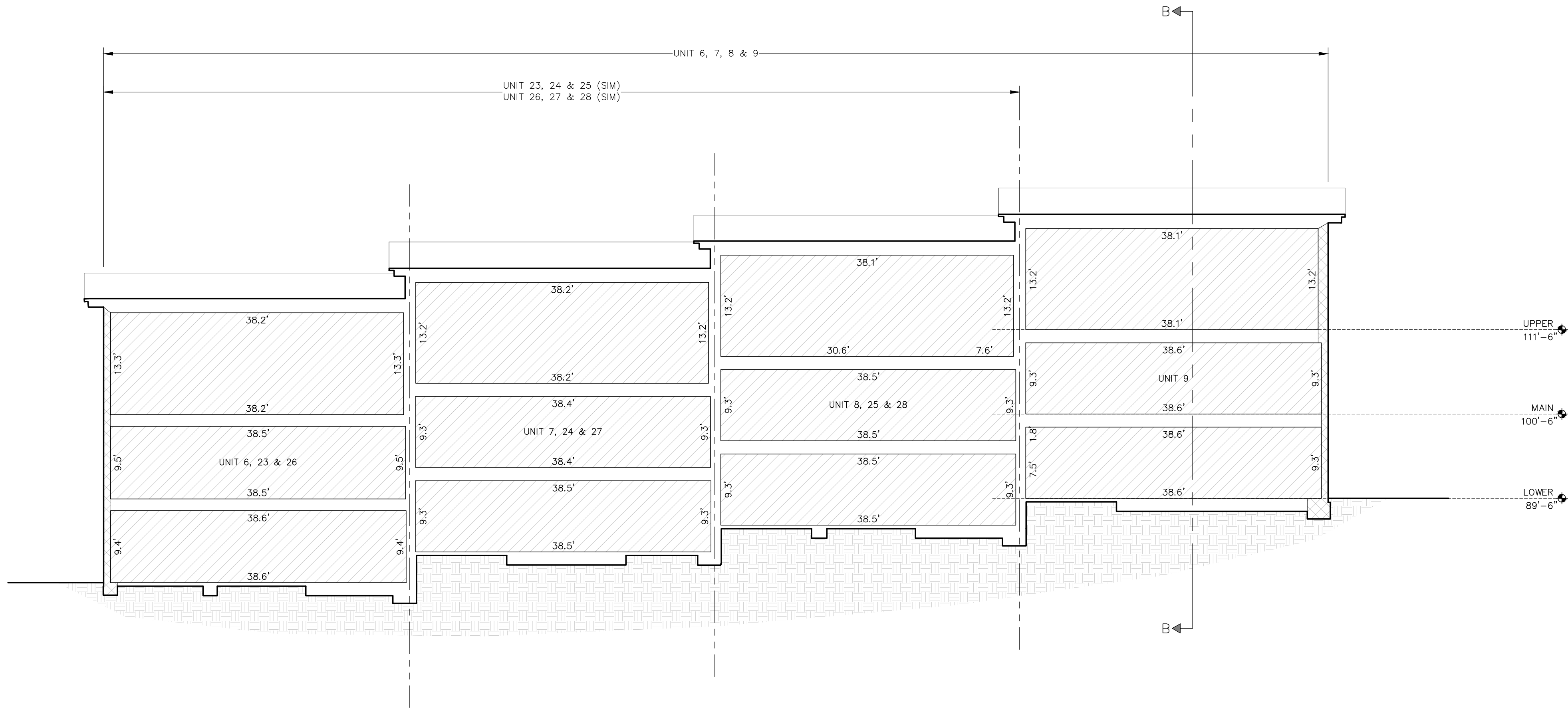
C MEDIUM MID-LOAD UNIT SECTION

MARCELLA LANDING CONDOMINIUMS

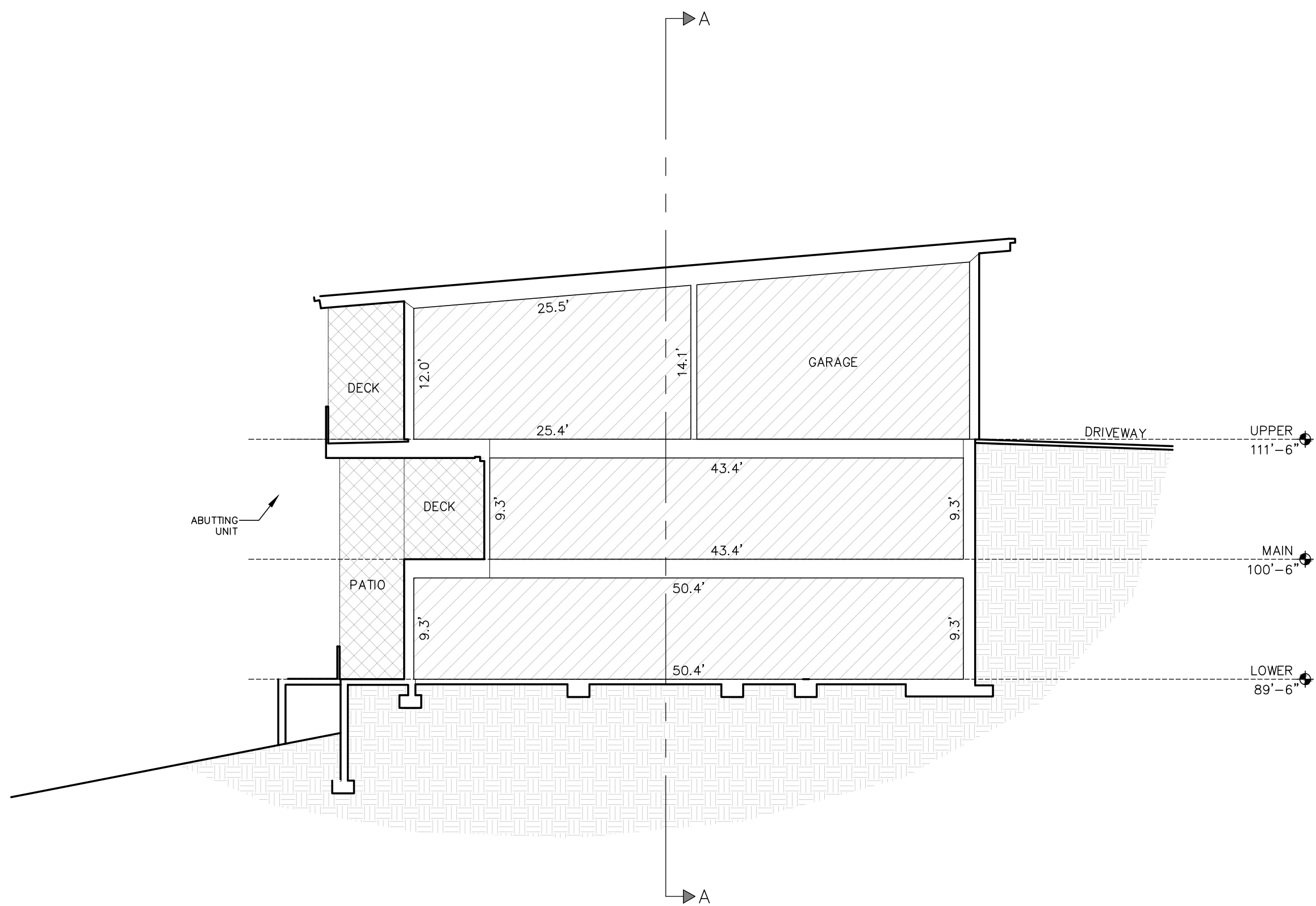
| UNITS 6-9 ELEVATIONS | | | | | |
|----------------------|-----------|----------|---------|---------|---------|
| | ARCHITECT | ENGINEER | | | |
| | | UNIT 6 | UNIT 7 | UNIT 8 | UNIT 9 |
| LOWER | 89'-0" | 6581.0' | 6577.5' | 6574.0' | 6570.0' |
| MAIN | 100'-0" | 6592.0' | 6588.5' | 6585.0' | 6581.0' |
| UPPER | 111'-0" | 6603.0' | 6599.5' | 6596.0' | 6592.0' |

| UNITS 23-25 ELEVATIONS | | | | | |
|------------------------|-----------|----------|---------|---------|--|
| | ARCHITECT | ENGINEER | | | |
| | | UNIT 23 | UNIT 24 | UNIT 25 | |
| LOWER | 89'-0" | 6552.0' | 6550.0' | 6548.0' | |
| MAIN | 100'-0" | 6563.0' | 6561.0' | 6559.0' | |
| UPPER | 111'-0" | 6574.0' | 6572.0' | 6570.0' | |

| UNITS 26-28 ELEVATIONS | | | | | |
|------------------------|-----------|----------|----------|---------|--|
| | ARCHITECT | ENGINEER | | | |
| | | UNIT 26 | UNIT 27 | UNIT 28 | |
| LOWER | 89'-6" | 6536.5' | 6532.25' | 6528.0' | |
| MAIN | 100'-6" | 6547.5' | 6543.25' | 6539.0' | |
| UPPER | 111'-6" | 6558.5' | 6554.25' | 6550.0' | |



A MEDIUM-TOP GARAGE UNIT SECTION

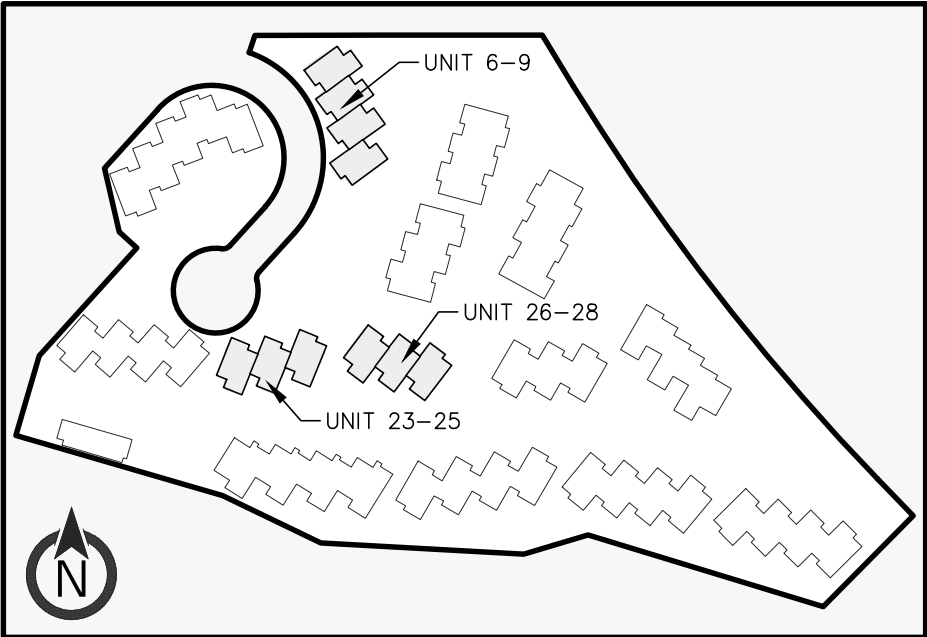


B MEDIUM-TOP GARAGE UNIT SECTION

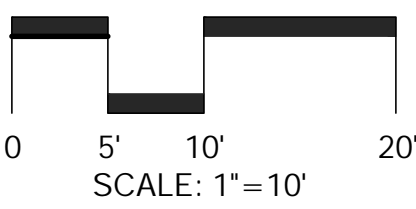
OWNERSHIP LEGEND

| | |
|--|-------------------|
| | COMMON |
| | LIMITED COMMON |
| | PRIVATE OWNERSHIP |

KEY MAP



SCALE: 1"=250'



RECORDED

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TIME _____ DATE _____ ENTRY NO. _____

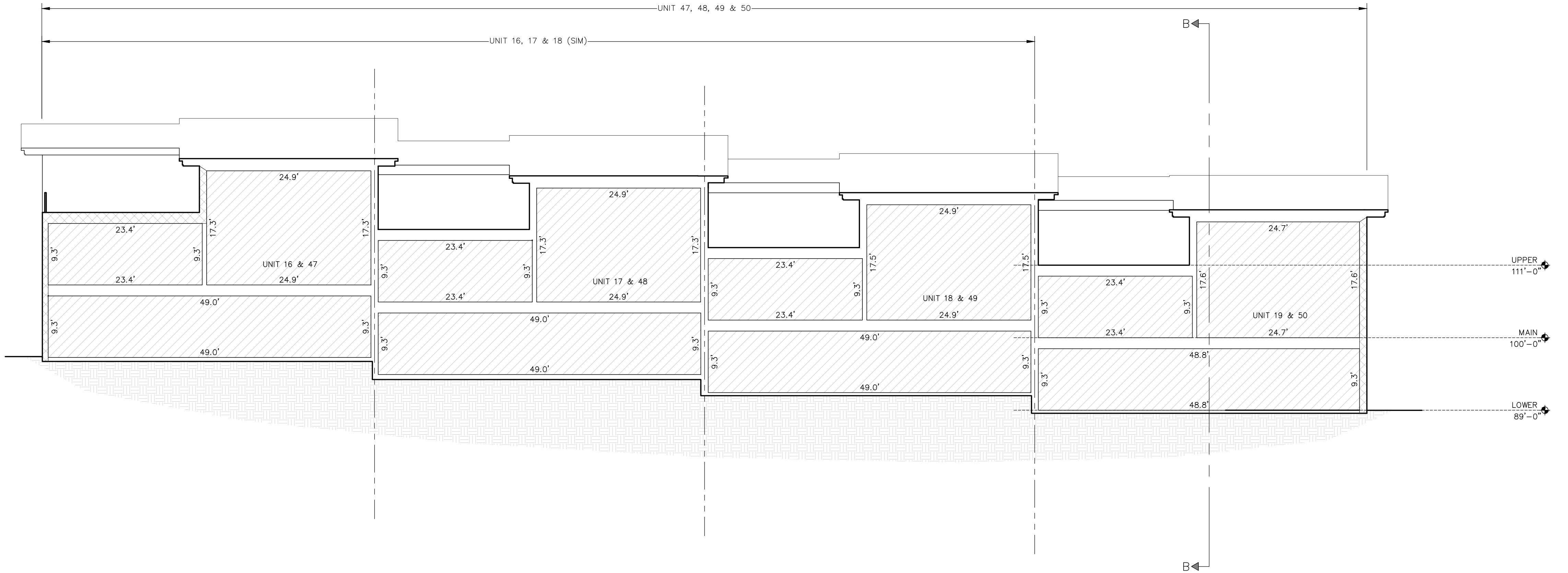
SHEET 10 OF 12

JOB NO.: 2-5-23.1 FILE: X:\WasatchCounty\dwg\sr\plat2023\Parcel 18\020523-CONDO-FLOOR PLANS.dwg

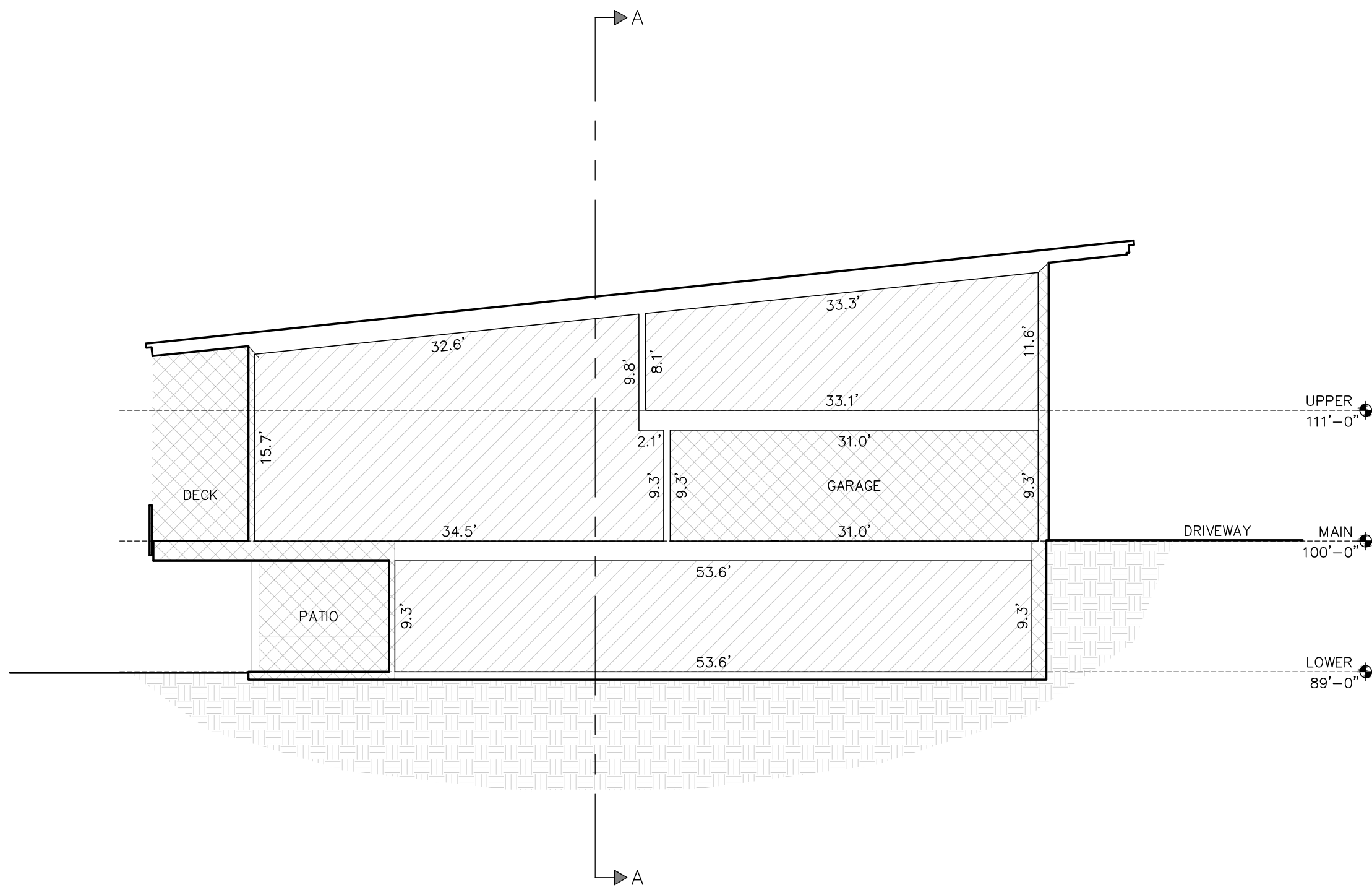
MARCELLA LANDING
CONDOMINIUMS

| UNITS 16-18 ELEVATIONS | | | | |
|------------------------|-----------|----------|---------|---------|
| | ARCHITECT | ENGINEER | | |
| | | UNIT 16 | UNIT 17 | UNIT 18 |
| LOWER | 89'-0" | 6510.0' | 6515.0' | 6520.0' |
| MAIN | 100'-0" | 6521.0' | 6526.0' | 6531.0' |
| UPPER | 111'-0" | 6532.0' | 6537.0' | 6542.0' |

| UNITS 6-9 ELEVATIONS | | | | | |
|----------------------|-----------|----------|----------|----------|---------|
| | ARCHITECT | ENGINEER | | | |
| | | UNIT 47 | UNIT 48 | UNIT 49 | UNIT 50 |
| LOWER | 89'-0" | 6506.0' | 6508.66' | 6511.33' | 6514.0' |
| MAIN | 100'-0" | 6517.0' | 6519.66' | 6522.33' | 6525.0' |
| UPPER | 111'-0" | 6528.0' | 6530.66' | 6533.33' | 6536.0' |



A LARGE UNIT SECTION

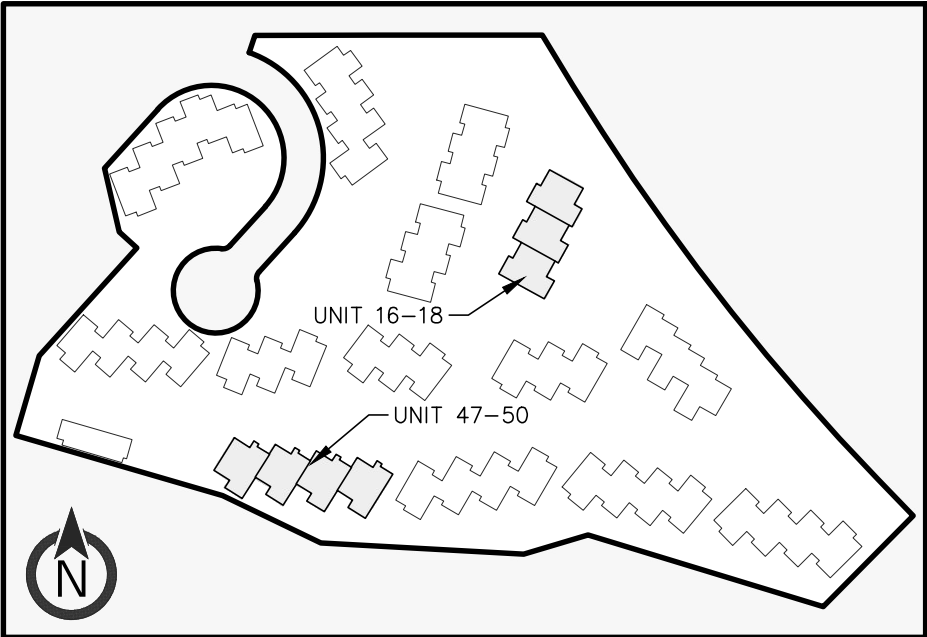


B LARGE UNIT SECTION

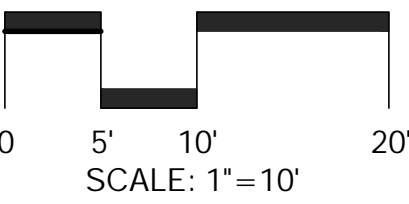
OWNERSHIP LEGEND

| | |
|--|-------------------|
| | COMMON |
| | LIMITED COMMON |
| | PRIVATE OWNERSHIP |

KEY MAP



SCALE: 1"=250'



| RECORDED | | | |
|---|-------------------------|-----------|------|
| STATE OF UTAH, COUNTY OF WASATCH, AND FILED | | | |
| AT THE REQUEST OF _____ | | | |
| FEE | WASATCH COUNTY RECORDER | BOOK | PAGE |
| TIME | DATE | ENTRY NO. | |

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JOB NO.: 2-5-23.1 FILE: X:\WasatchCounty\dwg\sr\plat2023\Parcel 18\020523-CONDO-FLOOR PLANS.dwg