

**MILITARY INSTALLATION DEVELOPMENT AUTHORITY**  
**Design Review Committee Meeting**  
**September 16, 2025**

**STAFF REPORT**

**Agenda Item:** #4  
**Prepared By:** Robert Donigan, MIDA Planner  
**Reviewed By:** Richard Catten, DRC Counsel

**Project:** Overlook Estates Second Amended Plat

**Location:** The subject area is Open Space Parcel A of the Overlook Estates Plat located along Blue Ledge Drive. The Overlook Estates Subdivision is located between the Velvaere Subdivision and the McHenry Estates Subdivision, directly west of the U.S. Highway 40 exit 8 interchange, in the northwest section of Wasatch County.

**Applicant:** Extell Development

**Representative:** Evan Conley, Extell Development

**Recommendation:** Staff recommends the MIDA DRC approve the Overlook Estates Second Amended Plat.

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**Background:**

Per Chapter 2, Section 2.02 (Subdivision Plat) of the Development Standards and Guidelines, MIDA requires Subdivision Plat approval before any construction on property within the MIDA Control Area. The original Overlook Estates Plat was presented to the DRC in March of 2023 with the DRC recommending approval to the MIDA Board. The Overlook Estates Plat was recorded in April 2023. Subsequently the Overlook Estates Plat was amended for the first time and presented to the DRC in November 2024 receiving DRC approval. The Applicant is now submitting for the second amendment of the Overlook Estates Plat. As a reminder, per Section 2.02 of the Standards, Subdivision Plat review and approval is done by the DRC.

**Project Description:**

The Overlook Estates Second Amended Plat proposes to amend Open Space Parcel A of the original subdivision plat by placing a new parcel boundary on the northeast boundary of the private trail easement of Open Space Parcel A with the private trail easement remaining as Open Space Parcel A and the new parcel becoming Open Space Parcel A-2. The intent of this division of Open Space Parcel A is to allow for a future access through the new Open Space Parcel A-2 into future development on Amended Lot 13 of the MIDA Master Development Plat Amended 2024 (the adjacent lot to the north).

**Analysis:**

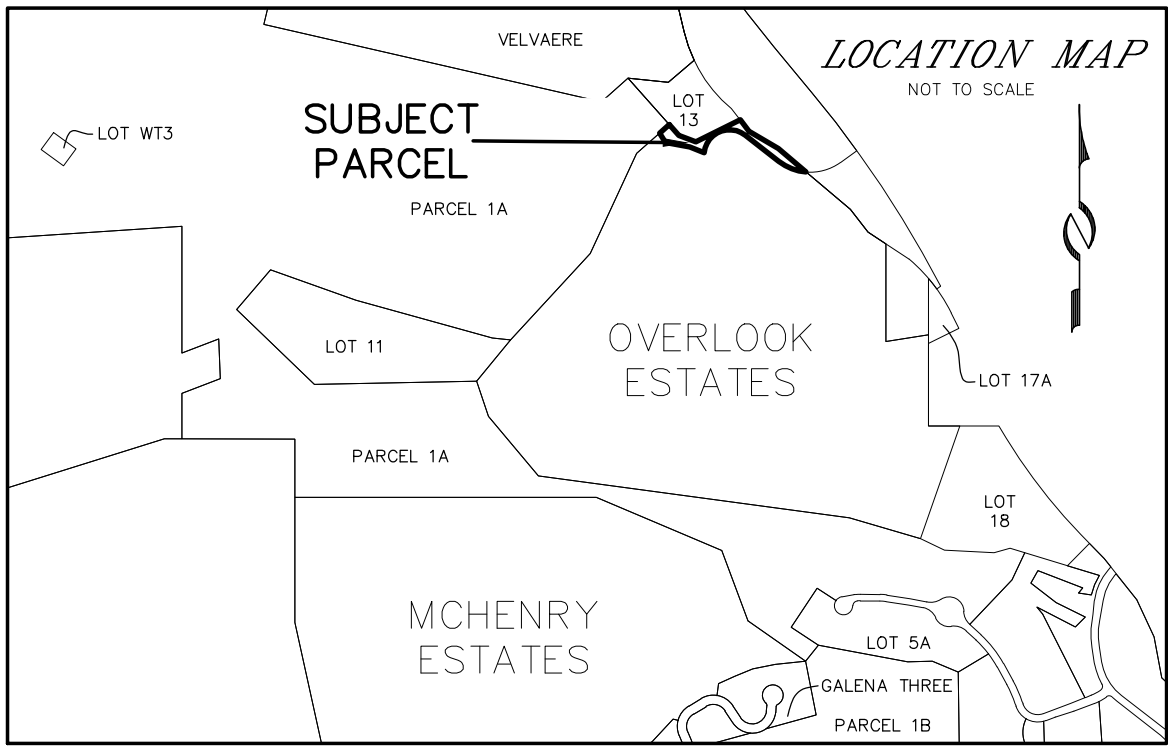
The subdivision plat application for the Overlook Estates Second Amended Plat is being evaluated based on Chapter 2 – Review Procedure, Section 2.02 – Subdivision Plat. The Applicant has submitted all necessary information to satisfy the requirements of the Development Standards and Guidelines and meets all of the standards contained therein.

**Easements:**

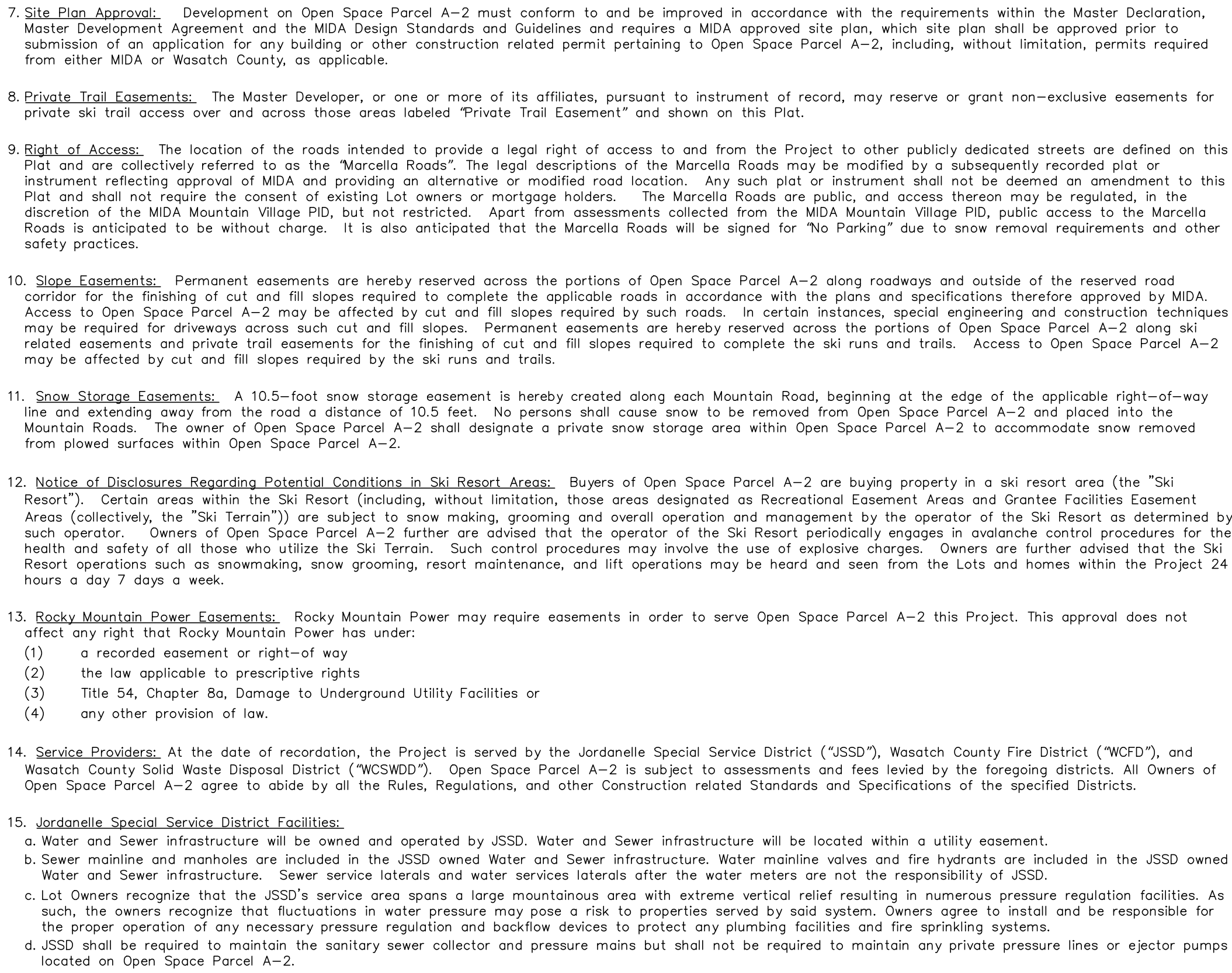
- There is a JSSD easement within the remaining Open Space Parcel A. This easement is unaffected by this proposed amendment.

**RECOMMENDED ACTION:**

Staff recommends the MIDA DRC approve the Overlook Estates Second Amended Plat.



OPEN SPACE PARCEL A - 9819 N BLUE LEDGE DRIVE



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	= 33°07'30.0000" N
SCALE REDUCTION	= 1.0003707000
CENTRAL MERIDIAN	= 112°27'30.0000" W
PROJECT ELEVATION	= 6,700.00 (NAVD88)
ZONE UNIT (N/E/U)	= U.S. SURVEY FOOT

All Bearings and Distances recited in Line Tables, or annotated herein, are expressed in U.S. Survey Feet, projected to an NAVD Height of ~6700 feet, and defined by the NAD83(2011) Epoch 2010.0000 Projection Parameters (aka Mayflower LDP Coordinate System Projection) detailed on Sheet 1 herein. This projection was specifically designed to minimize both convergence and scale variation within the Project Area. Refer to Records of Survey Nos. 2647, 3058 and 3759 in the Wasatch County Surveyor's office.

KNOW ALL PEOPLE BY THESE PRESENTS that RS21 MAYFLOWER LLC, a Delaware limited liability, is the owner of this certain tract of land known as OPEN SPACE PARCEL A, Tax serial No. 00B-OPEN-A-024-024, and hereby causes the same to be amended as set forth to be hereafter known as Overlook Estates Second Amended.

In witness whereof, the undersigned set his hand this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

RS21 MAYFLOWER LLC, a Delaware limited liability company

By: \_\_\_\_\_ Its authorized signer

State of \_\_\_\_\_)

County of \_\_\_\_\_)

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, \_\_\_\_\_, personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the authorized signer for RS21 MAYFLOWER LLC, a Delaware limited liability company, and that said document was signed freely and voluntarily by him on behalf of said limited liability company.

Notary Public \_\_\_\_\_

Printed Name \_\_\_\_\_

Residing in: \_\_\_\_\_

My commission expires: \_\_\_\_\_

Commission No. \_\_\_\_\_

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 72488991, in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor Act; I further certify that by authority of the owner, I have completed a survey of the property described hereon in accordance with Utah Code Section 17-23-17, have verified all measurements, and have subdivided the parcel into two (2) Lots as shown hereon, hereafter to be known as OVERLOOK ESTATES SECOND AMENDED, and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Open Space Parcel A, OVERLOOK ESTATES, according to the official plat thereof as recorded in the office of the Wasatch County Recorder on April 20, 2023 as Entry No. 531683 in Book 1439 at Page 1377.

OPEN SPACE PARCEL B  
OVERLOOK ESTATES  
SUBDIVISION PLAT  
RECORDED: APRIL 20, 2023  
ENTRY NO.: 531683

**AMENDING OPEN SPACE PARCEL A**  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24,  
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
MIDA JURISDICTION, WASATCH COUNTY, UTAH

<div>PROFESSIONAL LAND SURVEYING AND CONSULTING</div> <div>ALLTERRA</div> <div>UTAH, LLC</div> <div>435-640-4200 463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036</div>	<div>MILITARY INSTALLATION DEVELOPMENT AUTHORITY (MIDA)</div> <div>APPROVED AND ACCEPTED ON THIS _____ DAY OF _____, 2025</div> <div>MRF PROJECT AREA MANAGER</div>	<div>MIDA MOUNTAIN VILLAGE PUBLIC INFRASTRUCTURE DISTRICT</div> <div>APPROVED THIS _____ DAY OF _____, 2025</div> <div>EXECUTIVE DIRECTOR</div>	<div>JORDANELLE SPECIAL SERVICE DISTRICT AND SPECIAL IMPROVEMENT DISTRICT</div> <div>APPROVED THIS _____ DAY OF _____, 2025</div> <div>GENERAL MANAGER</div>	<div>WASATCH COUNTY FIRE DISTRICT</div> <div>APPROVED THIS _____ DAY OF _____, 2023</div> <div>FIRE CHIEF</div>	<div>ROCKY MOUNTAIN POWER</div> <div>APPROVED THIS____ DAY OF _____, 2025</div> <div>BY ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP AUTHORIZED AGENT</div>	<div>ENBRIDGE ENERGY</div> <div>APPROVED THIS ____ DAY OF _____, 2025</div> <div>BY: _____</div> <div>TITLE: _____</div>	<div>MIDA ATTORNEY</div> <div>APPROVED AS TO FORM THIS ____ DAY OF _____, 2025.</div> <div>_____ MIDA ATTORNEY</div>	<div>RECORDED</div> <div>STATE OF UTAH, COUNTY OF WASATCH, AND FILED AT THE REQUEST OF _____</div> <div>FEE _____ WASATCH COUNTY RECORDER _____ BOOK _____ PAGE _____</div> <div>TIME _____ DATE _____ ENTRY NO. _____</div>
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OVERLOOK ESTATES ORIGINAL RECORDED PLAT

# OVERLOOK ESTATES

## AMENDING LOT 17B OF THE MIDA MASTER DEVELOPMENT PLAT AMENDED 2022

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, THE SOUTH HALF OF SECTION 24 AND  
THE NORTH HALF OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN  
MIDA JURISDICTION, WASATCH COUNTY, UTAH

### SURVEYORS CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 7248891 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner I have made a survey of the tract of land shown on this plat and described hereon, together with easements, hereafter to be known as OVERLOOK ESTATES and that the same has been surveyed and will be monumented on the ground as shown on this plat.

### OVERALL BOUNDARY LEGAL DESCRIPTION

ALL OF LOT 17B AS SHOWN ON THE MIDA MASTER DEVELOPMENT PLAT AMENDED 2022 recorded July 27, 2022 as Entry No. 522596 on file and of record in the office of the Wasatch County Recorder.

### SURVEYOR NOTES

All Bearings and Distances recited in Line Tables, or annotated hereon, are expressed in U.S. Survey Feet, projected to an NAVD Height of ~6700 feet, and defined by the NAD83(2011) Epoch 2010.0000 Projection Parameters (aka Mayflower LDP Coordinate System Projection) detailed on Sheet 1 hereon. This projection was specifically designed to minimize both convergence and scale variation within the Project Area. Refer to Records of Survey Nos. 2647, 3058 and 3759 in the Wasatch County Surveyor's office.

Easements shown hereon outside of LOT 17B will be created by separate document(s).

### SHEET INDEX

**SHEET 1** OVERALL SUBDIVISION BOUNDARY, SIGNATURE BOXES, VICINITY MAP, LOCATION MAP & SURVEYOR'S NOTE  
**SHEET 2** OWNER'S DEDICATION & CONSENT TO RECORD, ACKNOWLEDGEMENTS & PLAT NOTES  
**SHEET 3** EASEMENT OVERVIEW PLAN, ROAD SECTION DETAIL, STREET MONUMENT TABLE, LOT TABLE, BUILDING ENVELOPE TABLE AND LINE & CURVE TABLES  
**SHEET 4** EASEMENT DETAILS  
**SHEET 5** EASEMENT DETAILS  
**SHEET 6** LOT DETAILS  
**SHEET 7** LOT DETAILS  
**SHEET 8** LOT DETAILS  
**SHEET 9** LOT DETAILS  
**SHEET 10** LOT DETAILS  
**SHEET 11** LOT DETAILS  
**SHEET 12** LOT DETAILS  
**SHEET 13** LOT DETAILS  
**SHEET 14** LOT DETAILS

### LEGEND

- Set rebar & cap stamped "ALLTERRA UTAH"
- Found Section monument (As-Noted)
- Street Monument
- LOTS THAT MAY REQUIRE AN EJECTOR PUMP (LOT NUMBER TYP.)
- RECREATIONAL EASEMENT
- ROADWAY EASEMENT
- DRIVEWAY EASEMENT & PUBLIC UTILITY EASEMENT
- SHARED ACCESS EASEMENT & PUBLIC UTILITY EASEMENT
- STORM WATER DETENTION EASEMENT
- PUBLIC UTILITY, BRIDGE ABUTMENT, RETAINING WALL & AIR SPACE EASEMENT
- PRIVATE TRAIL EASEMENT
- EMERGENCY VEHICLE ACCESS AND TRAIL EASEMENT
- TRAIL EASEMENT (Trail may vary from exact location shown for terrain and other field adjustments)

### LINE TYPE LEGEND

- BASIS OF BEARING
- BUILDING ENVELOPE
- EASEMENT (AS-NOTED)
- PROPERTY LINE-OVERALL
- LOT LINE
- TIE LINE
- RECREATIONAL EASEMENT
- CENTERLINE ROAD

### LINE NOTES

- BUILDING ENVELOPE LINE IS COINCIDENT WITH GRANTEE FACILITIES EASEMENT AREA LINE
- BUILDING ENVELOPE LINE IS COINCIDENT WITH PUBLIC UTILITY EASEMENT LINE
- PUBLIC UTILITY EASEMENT IS COINCIDENT WITH PRIVATE TRAIL EASEMENT



SK HART ENGINEERING, LLC  
RECORDED: DECEMBER 11, 1998  
ENTRY NO.: 522596

LOT 17A  
MIDA MASTER DEVELOPMENT  
PLAT AMENDED 2022  
RECORDED: JULY 27, 2022  
ENTRY NO.: 522596

NORTH QUARTER CORNER  
SECTION 25, T2S, R4E, SLB&M  
FOUND BRASS CAP

OPEN SPACE  
PARCEL C  
15,318 SF

LOT 18  
MIDA MASTER DEVELOPMENT PLAT  
RECORDED: JUNE 30, 2020  
ENTRY NO.: 480155

SOUTHEAST CORNER  
SECTION 25, T2S, R4E, SLB&M  
FOUND BRASS CAP

100' 0 100' 200'  
SCALE: 1"=100' (24"x36" SHEET SIZE)

4/4/23 SHEET 1 OF 14

JOB NO.: 22095 FILE: E:\xetel\plot\_sub\mchenry-overlook\22095-overlook\_estates.dwg

### RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED

AT THE REQUEST OF EX UTAH DEVELOPMENT LLC

\$200.00 FEE WASHINGTON COUNTY RECORDER BOOK PAGE

TIME 3:22:05 PM DATE 20 APR 2023 ENTRY NO. 521683

### 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

### GOVERNMENT LOT 13

L7 N 10°00'25" W 199.96'  
S 0°00'00" E 264.78'  
SCALE: 1" = 100'

### GOVERNMENT LOT 12

L10 N 87°37'07" W 2275.14'  
L12 S 87°37'07" W 2275.14'  
SCALE: 1" = 60'

PARCEL 1A  
MIDA MASTER DEVELOPMENT  
PLAT AMENDED 2022  
RECORDED: JULY 27, 2022  
ENTRY NO.: 522596

LOT 13  
MIDA MASTER DEVELOPMENT PLAT  
LOTS 12 & 13 AMENDED  
RECORDED: MAY 17, 2021  
ENTRY NO.: 500436

OPEN SPACE  
PARCEL A  
0.81 AC  
35,202 SF

OPEN SPACE  
PARCEL A  
0.81 AC  
35,202 SF

OPEN SPACE  
PARCEL F  
0.87 AC  
37,927 SF

OPEN SPACE  
PARCEL F  
1.05 AC  
45,901 SF

OPEN SPACE  
PARCEL F  
0.81 AC  
35,105 SF

OPEN SPACE  
PARCEL B  
0.81 AC  
35,202 SF

PARCEL E  
18.17 AC  
794,246 SF

OPEN SPACE  
PARCEL D  
2.93 AC  
127,515 SF

PARCEL G  
0.06 AC  
2,434 SF

PARCEL H  
4.28 AC  
186,833 SF

PARCEL I  
0.28 AC  
12,074 SF

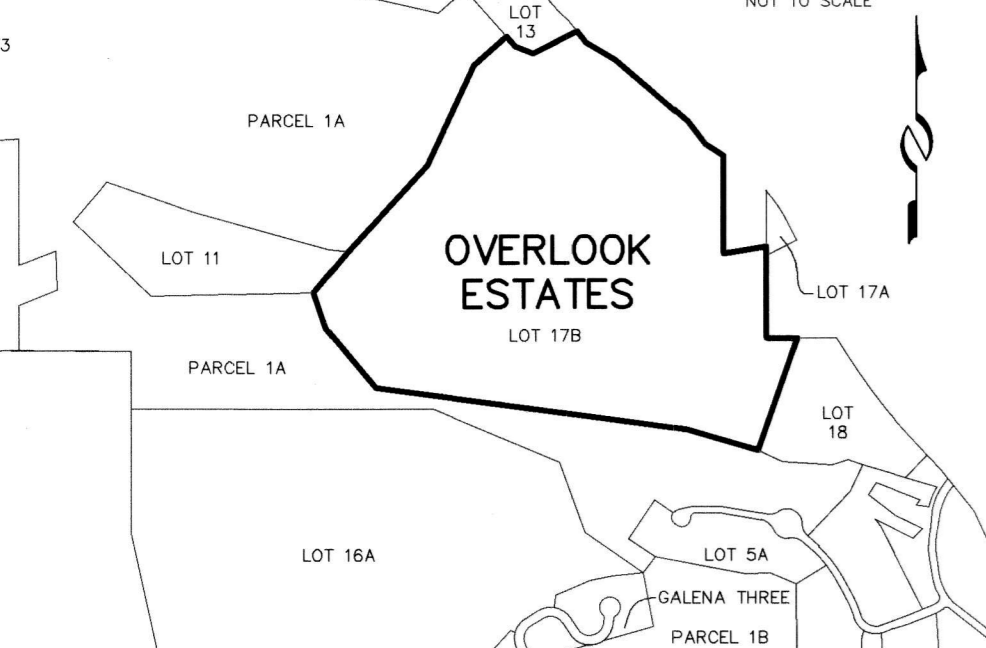
PARCEL J  
3.15 AC  
137,424 SF

VICINITY MAP  
NOT TO SCALE

OVERLOOK ESTATES

LOCATION MAP  
NOT TO SCALE

OVERLOOK ESTATES



### DOMINION ENERGY

APPROVED THIS 5<sup>th</sup> DAY OF

April, 2023

BY: *Pre Construction*

TITLE: MIDA ATTORNEY

APPROVED AS TO FORM THIS 12<sup>th</sup> DAY OF

April, 2023.

*John C. Oth*  
MIDA ATTORNEY

### WASATCH COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS 10<sup>th</sup> DAY

OF April, 2023.

RECORD OF SURVEY # 3759

*James K. Kline*  
WASATCH COUNTY SURVEYOR

### PROFESSIONAL LAND SURVEYING AND CONSULTING

**ALLTERRA  
UTAH, LLC**

435-640-4200  
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84008

### MILITARY INSTALLATION DEVELOPMENT AUTHORITY (MIDA)

APPROVED AND ACCEPTED ON THIS 5<sup>th</sup>

DAY OF April, 2023

*Hammer Kline*  
MRF PROJECT AREA MANAGER

### MIDA MOUNTAIN VILLAGE PUBLIC INFRASTRUCTURE DISTRICT

APPROVED THIS 5<sup>th</sup> DAY OF

April, 2023

*Hammer Kline*  
EXECUTIVE DIRECTOR

### JORDANELLE SPECIAL SERVICE DISTRICT AND SPECIAL IMPROVEMENT DISTRICT

APPROVED THIS 10<sup>th</sup> DAY OF

April, 2023

*Mark Dwyer*  
GENERAL MANAGER

### WASATCH COUNTY FIRE DISTRICT

APPROVED THIS 10 DAY OF

April, 2023

*John C. Oth*  
FIRE CHIEF

### ROCKY MOUNTAIN POWER

APPROVED THIS 5<sup>th</sup> DAY OF

April, 2023

*John C. Oth*  
BY ROCKY MOUNTAIN POWER,  
A DIVISION OF PACIFICORP  
AUTHORIZED AGENT

PLAT NOTES:

1.

**Flood Zone Classification:** The site is in Zone X, area outside the 0.2% annual chance floodplain, per FEMA panel 49051C0025E, effective March 15, 2012.

2.

**Property Corner Monuments:** Property corner monuments will be set upon completion of infrastructure improvements.

3.

**Consistency with Project Declaration and Development Guidelines:** This plat of subdivision (i.e. the "Overlook Plat" (this "**Plat**")) is being recorded pursuant to that certain instrument named "Amended and Restated Declaration of Covenants, Conditions Restrictions and Easements for Marcella" recorded in the office of the Wasatch County Recorder on February 28, 2022 as Entry No. 515783 in Book 1399 at Pages 418 through 550 (as such declaration may be modified or amended at any time and from time to time, the "**Project Declaration**"). Terms used on this Plat which are defined in the Project Declaration shall, to the extent permitted by their context, have the meanings ascribed to them in the Project Declaration. The rights and obligations of all persons having or acquiring any interest in the development shown on this Plat (the "**Project**") are governed by the Project Declaration and such persons are referred to the Project Declaration for a description thereof. Without limiting the generality of the foregoing, the Project Declaration describes the status of title and certain reservations and rights in favor of the Declarant (the Owner shown on this Plat) and this Plat is made subject to such status, such reservations and rights, and all other terms and provisions of the Project Declaration. All development within the Project shall be governed by and shall conform to the terms and provisions of the Project Declaration and the Mayflower Residential Design Guidelines for Marcella (the "**Design Guidelines**"), as the same may be promulgated and amended from time to time pursuant to the terms set forth in the Project Declaration.

4.

**Consistency with Master Declaration:** The Project is also subject to the terms and conditions of the Master Declaration of Covenants, Conditions, Restrictions and Easements for Mountainside Village and Resort (the "**Master Declaration**"), which Master Declaration is dated August 20, 2020, and was recorded in the Official Records of the Wasatch County Recorder on August 21, 2020, as Entry No. 483149, in Book 1308, at Page 27, 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 such Master Declaration, a Lot Owner in the Project shall also be subject to the applicable requirements of the Master Declaration and shall become personally liable for assessments made in accordance with the terms of such Master Declaration.

5.

**Consistency with Development Agreement:** Development within the Project is subject to and shall be consistent with and shall conform to the terms and provisions of that certain Mountainside Resort Master Development Agreement (the "**Master Development Agreement**"), which Master Development Agreement is dated August 19, 2020 and was recorded in the Official Records of the Wasatch County Recorder on August 20, 2020 as Entry No. 483120 in Book 1307 at Page 1743, as such Master Development Agreement has been or may be modified or amended at any time and from time to time.

6.

**Improvements:** No improvements may be made to any Lot without the review and approval of the Declarant, or if delegated by the Declarant, the Design Review Committee in accordance with the Project Declaration and the Design Guidelines, which incorporate or include site and landscape requirements, architectural guidelines, as well as construction regulations. The Design Guidelines require the establishment of strict limits of disturbance for any construction activity. The Declarant or Design Review Committee, whichever has design review authority, is referred to as the "**Design Reviewer**."

7.

**Building Envelopes:** All Lots shown on this Plat must have a designated "**Building Envelope**." The Building Envelope designates the area within the boundaries of the applicable Lot or Parcel within which all improvements on the Lot or Parcel shall be placed. The Building Envelope is designed to protect and preserve the natural landscape features of the Lot or Parcel and preserve views to and from adjacent home sites. Designated Building Envelopes for the residential Lots are shown on this Plat. Development on any Lot or Parcel must conform to and be improved in accordance with the requirements within the Master Declaration, Project Declaration, Design Guidelines, Site Notebook (as defined within the Project Declaration and Design Guidelines), Master Development Agreement and the MIDA Design Standards and Guidelines. Final Building Envelopes for residential Lots shall not exceed 15,000 square feet, and the building pad shall not exceed 8,500 square feet within the Building Envelope. The side yard setback measured from the applicable side of the final Building Envelope shall be a minimum of 10 feet from the property line. All Lots or Parcels requiring a Building Envelope and with respect to which no Building Envelope is shown on this Plat require a MIDA approved site plan or plat amendment designating the applicable Building Envelope, which site plan or plat amendment shall be approved prior to submission of an application for any building or other construction related permit pertaining to the Lot or Parcel, including, without limitation, permits required from either MIDA or Wasatch County, as applicable.

8.

**Shared Access:** Shared Access Easements as shown on this Plat are for the purposes of providing ingress and egress to the owners of the Lots served by such easements (and their respective guests, and invitees) on a non-exclusive basis. Parking on any Shared Access is prohibited at all times. Design of a "Shared Access" 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 ("**WCFD**"). No use may be made of any such Shared Access that would preclude or unreasonably restrict access to any Lots served by such Shared Access. The respective obligations of the applicable Lot owners to construct, maintain, repair and replace the Shared Access shall be set forth in a declaration, agreement or other writings recorded against the applicable Lots served by such Shared Access. Utility providers shall have the right to install, maintain and operate underground utilities and minor required surface facilities within any Shared Access Easement as necessary or desirable in providing utility services including the right of access to such facilities and the right to require removal of any obstructions including structures, trees, and vegetation that may have been placed within the Shared Access Easement.

9.

**Driveway Easement:** Driveway Easements as shown on this Plat are for the purposes of providing ingress and egress to the owners of the Lot or served by such easements (and their respective guests, and invitees), on a non-exclusive basis. Design of a "Driveway" shall meet all requirements of the applicable MIDA Design Standards and Guidelines as well as the applicable Fire Code. Parking on any portion of a Driveway that is not located on the Lot served by such Driveway is prohibited at all times. No use may be made of any such Driveway that would preclude or unreasonably restrict access to any Lot served by such Driveway. The obligation to construct, maintain, repair and replace the Driveway serving a Lot shall be the sole responsibility of the Owner of the Lot served thereby. The maximum grade for a Driveway shall be 14%, and locations that exceed 12% shall be heated. Maximum final driveway grade shall be set forth in the Site Notebook and the driveway must be installed as described in the Site Notebook at the Lot owners' sole cost and expense. All driveways cut and fill slopes shall not extend beyond the boundary of the recorded easement or otherwise negatively impact other Lots. Utility providers shall have the right to install, maintain and operate underground utilities and minor required surface facilities within any Driveway Easement as necessary or desirable in providing utility services, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees, and vegetation that may have been placed within the Driveway Easement.
10.

**Lot Coverage and Floor Area:** The minimum and maximum floor area permitted on each Lot as well as Lot coverage and Building coverage are governed by the size of the Lot and the Site Notebook for such Lot, as defined in the Project Declaration and Design Guidelines.

11.

**Building Heights:** The maximum height of any structure constructed upon a Lot is governed by the Design Guidelines and Site Notebook. A copy of the approval letter from the Design Reviewer for each Lot, which will include a designation of the maximum building height for such Lot, shall be included with each building permit application.

12.

**Lot Combination:** The combination of two adjacent Lots into a single Lot may be permitted in certain areas as determined by the Declarant, in the exercise of the Declarant's sole discretion and pursuant to the Project Declaration, the Design Guidelines and the MIDA Design Standards and Guidelines.

13.

**Landscaping:** The Design Guidelines contain specific requirements regarding the amount and nature of landscaping and irrigation that may be permitted or required on each Lot. All landscape plans and any modifications thereto must be approved by the Design Reviewer.

14.

**Construction Mitigation Plan:** All construction activity upon a Lot must comply with a Construction Mitigation Plan prepared in accordance with the requirements of the Design Guidelines and approved by the Design Reviewer.

15.

**Ski Related Easements:** The Master Developer, Declarant or one or more of their respective affiliates, pursuant to the Project Declaration and/or that certain Easement Agreement recorded in the office of the Wasatch County Recorder as Entry No. 511414 (the "**Recreation Easement**") have established easements for year-round public ski trail access on, over and across those areas labeled "Recreational Easement Area" and shown on this Plat. Said easements are for the use, benefit, and enjoyment of the public as provided in the Recreation Easement. In addition, pursuant to the Project Declaration and/or the Recreation Easement, certain easements are established for public ski lift access on, over and across those areas labeled "Grantee Facilities Easement Area" and shown on this Plat. Said easements are for the use, benefit, and enjoyment of the operator of the ski lifts and their guests and invitees as provided in the Recreation Easement for the construction, operation, and maintenance of ski equipment as described in the Recreation Easement. Construction within any portion of a Building Envelope that overlaps a Recreational Easement Area or Grantee Facilities Easement Area as shown on this Plat shall require specific Design Reviewer approval. Such construction may also require special engineering and construction techniques if any improvements are planned within the Recreational Easement Area or Grantee Facilities Easement Area and shall be reviewed and approved by the Design Reviewer, Declarant and Ski Operator (the entity operating the ski lands at the time of the request). In addition, Owners of Lots are hereby advised that the Recreation Easement includes the following provision and that construction within the designated areas on any such Owner's Lot must, if allowed at all, be undertaken in strict compliance with such provision: "No building or other above ground improvements shall be constructed by Grantor or its successors or assigns within the Recreational Easement Area or within twenty feet (20') from any Grantee Facility, and no disturbance of any building site shall occur within twenty feet (20') from the edge of any ski run or the edge of any Grantee Facilities Easement, except as may be approved in writing by Grantee, which approval may be withheld in Grantee's sole and absolute discretion."

16.

**Private Trail Easements:** The Master Developer, Declarant or one or more of their respective affiliates, pursuant to the Project Declaration or another instrument of record, may reserve or grant non-exclusive easements for private ski trail access to specific Lots on, over and across those areas labeled "Private Trail Easement" and shown on this Plat. Said non-exclusive easements are for the use, benefit, and enjoyment of the designated Lot owners and/or members of the Association as provided in the Project Declaration and these easements are noted on this Plat.

17.

**Right of Access:** The location of the roads intended to provide a legal right of access to and from the Project to other publicly dedicated streets are defined on this Plat and are collectively referred to as the "Marcella Roads". The legal descriptions of the Marcella Roads may be modified by a subsequently recorded plat or instrument reflecting approval of MIDA and providing an alternative or modified road location. Any such plat or instrument shall not be deemed an amendment to this Plat and shall not require the consent of existing Lot owners or mortgage holders. The Marcella Roads are public, and access thereon may be regulated, in the discretion of the MIDA Mountain Village PID, but not restricted. Apart from assessments collected from the MIDA Mountain Village PID, public access to the Marcella Roads is anticipated to be without charge. It is also anticipated that the Marcella Roads will be signed for "No Parking" due to snow removal requirements and other safety practices.

18.

**Slope Easements:** Declarant hereby reserves permanent easements across the portions of Lots along roadways and outside of the reserved road corridor for the finishing of cut and fill slopes required to complete the applicable roads in accordance with the plans and specifications therefore approved by MIDA. Access to Lots on this Plat may be affected by cut and fill slopes required by such roads. In certain instances, special engineering and construction techniques may be required for driveways across such cut and fill slopes. Declarant reserves permanent easements across the portions of the Lots along ski related easements and private trail easements for the finishing of cut and fill slopes required to complete the ski runs and trails. Access to Lots on this Plat may be affected by cut and fill slopes required by the ski runs and trails.

19.

**Snow Storage Easements:** A 10.5-foot snow storage easement is hereby created along each Mountain Road, beginning at the edge of the applicable right-of-way line and extending away from the road a distance of 10.5 feet. No persons shall cause snow to be removed from a Lot or other private property and placed into the Mountain Roads. Each Lot owner shall designate a private snow storage area within their Lot to accommodate snow removed from plowed surfaces within their Lot.

20.

**Declarant Rights:** Subject to applicable State law and the MIDA Design Standards and Guidelines, the Project is subject to any special rights granted to the Declarant as described in the Project Declaration, and Declarant shall have the right to exercise any applicable Declarant rights provided for in the Project Declaration, including, without limitation, the right to reserve and grant certain easements, adjust parcel boundary lines, amend Building Envelopes, reduce or relocate improvements within the Project, add additional recreational and service facilities and make such other development decisions and changes as Declarant shall determine in its sole and exclusive discretion.

21.

**Notice of Disclosures Regarding Potential Conditions in Ski Resort Areas:** Declarant hereby notifies the buyers of Lots that they are buying property in a ski resort area (the "**Ski Resort**"). Certain areas within the Ski Resort (including, without limitation, those areas designated as Recreational Easement Areas and Grantee Facilities Easement Areas (collectively, the "**Ski Terrain**") are subject to snow making, grooming and overall operation and management by the operator of the Ski Resort as determined by such operator. Owners of Lots within the Project further are advised that the operator of the Ski Resort periodically engages in avalanche control procedures for the health and safety of all those who utilize the Ski Terrain. Such control procedures may involve the use of explosive charges. Owners are further advised that the Ski Resort operations such as snowmaking, snow grooming, resort maintenance, and lift operations may be heard and seen from the Lots and homes within the Project 24 hours a day 7 days a week.

22.

**Utility Easements:** All Lots within this Plat are subject to a 10-foot wide non-exclusive Public Utility Easement ("**P.U.E.**") along the front, sides, and rear of all Lots and as shown on the face of this Plat. At no time may any permanent structures be placed within the P.U.E. or any other obstruction which interferes with the use of the P.U.E. without the prior written approval of the utility providers with facilities in the applicable easements. Utility providers shall have the right to install, maintain and operate underground utilities and minor required surface facilities within any P.U.E. as may be necessary or desirable in providing utility services within and without the Lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees, and vegetation that may have been placed within the P.U.E. The utility may require the Lot owner to remove all structures and/or obstructions within the P.U.E. at the Lot owner's expense, or the utility may remove such structures at the Lot owner's expense. Declarant retains the right to grant additional utility easements within the Project.

23.

**General Public Utility Easement Designations:** Pursuant to Utah Code Ann. § 54-3-27, this Plat conveys to the owner(s) or operators of utility facilities a public utility easement within the designated public utility easement areas along with all the rights and duties described therein.

24.

**Rocky Mountain Power Easements:** Pursuant to Utah Code Ann. § 17-274-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the P.U.E. as described in this Plat and approves this Plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the P.U.E. but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this Project. 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.

25.

**Service Providers:** At the date of recordation, the Project is served by the Jordanelle Special Service District ("**JSSD**"), Wasatch County Fire District ("**WCFD**"), and Wasatch County Solid Waste Disposal District ("**WCSWDD**"). All Lots are subject to assessments and fees levied by the foregoing districts. All Owners of Lots within this Plat agree to abide by all the Rules, Regulations, and other Construction related Standards and Specifications of the specified Districts.

26.

**Jordanelle Special Service District Facilities:**  
a. Water and Sewer infrastructure will be owned and operated by JSSD. Water and Sewer infrastructure will be located within P.U.E. At no time may any permanent structures be placed within the P.U.E. or any other obstruction which interferes with the use of the P.U.E. without 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 the JSSD's service area spans a large mountainous area with extreme vertical relief resulting in numerous pressure regulation facilities. As such, the owners recognize that fluctuations in water pressure may pose a risk to properties served by said system. 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 individual Lot Owner. Several lots, including, but not limited to, the lots identified with an "EP" symbol on the face of this Plat are likely to require sewer ejector pumps that utilize a series of grinder pumps. These sewer ejector pumps shall be the sole financial responsibility of the Lot Owner(s).  
e. Lot 4 may require a low-pressure ejector pump for sewer service pending building permit and an "EP" symbol is shown thereon, but may not be necessary.  
f. Each single family lot on this plat is limited to a maximum of 0.10 acres of irrigated area. The Jordanelle Special Service District, or any successor water provider, will be entitled to enforce this restriction.

27.

**Additional Land:** The Project shown on this Plat may be expanded to include certain Additional Land as described in the Project Declaration. The rights of the Declarant to add such Additional Land and to designate such land and any structures to be located thereon as Lots or Common Elements are set forth more fully in the Project Declaration. Nothing set forth herein or in the Project Declaration shall obligate the Declarant to add all or any portion of the Additional Land to the Project.

28.

**Plat Modifications:** Subject to applicable State law and the MIDA Design Standards and Guidelines, this Plat is subject to change by Declarant as provided in the Project Declaration, with any such change reflected in an amendment to be recorded with the Wasatch County Recorder.

29.

**Lot Acreage & Square Footage:** The acreage shown on this Plat is FINAL and the square footage is an estimate.

30.

**Access and Utility Easements:** Declarant hereby notifies the buyers of Lots that the roadways and other locations within the Project are subject to various instruments of record creating pedestrian and vehicular ingress and egress easements and utility easements that run to the benefit of properties located outside of the Project, which properties may be developed for a variety of residential, multi-family residential or resort commercial and hospitality uses. Owners of Lots should anticipate the use of the roadways and other areas by the beneficiaries of such easements, including for purposes of construction access, prior to the effective date of their acceptance by and dedication to the MIDA Mountain Village PID.
- OWNER'S DEDICATION AND CONSENT TO RECORD
- KNOW ALL PEOPLE BY THESE PRESENTS that RS21 MAYFLOWER LLC, a Delaware limited liability, is the owner of this certain tract of land known as LOT 17B MIDA MASTER DEVELOPMENT PLAT AMENDED 2022 Tax serial No. 0X--L17B--A--024-024 and hereby causes the same to be divided into lots and streets together with easements as set forth to be hereafter known as Overlook Estates.  
The undersigned owner dedicates the roads to the MIDA Mountain Village Public Infrastructure District ("MIDA PID"), such dedication to become effective when they are constructed and after the roads are accepted by the MIDA PID, and hereby dedicates to any and all public and government utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.
- In witness whereof, the undersigned set his hand this 10 day of April 2023.
- J. Breth Boren  
RS21 MAYFLOWER LLC, a Delaware limited liability company
- By: J. Breth Boren Its authorized signer
- ACKNOWLEDGEMENT
- State of Utah
- County of Wasatch
- On this 10 day of April, 2023, J. Breth Boren personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the authorized signer for RS21 MAYFLOWER LLC, a Delaware limited liability company, and that said document was signed freely and voluntarily by him on behalf of said limited liability company.
- Christina Fredrikson  
Notary Public
- Residing in: Park City
- My commission expires: March 6, 2027
- Commission No. 729806
- 
- OVERLOOK ESTATES
- PROFESSIONAL LAND SURVEYING  
AND CONSULTING  
**ALLTERRA**  
**UTAH, LLC**  
435-640-4200  
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84006
- 4/4/23 SHEET 2 OF 14

RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED

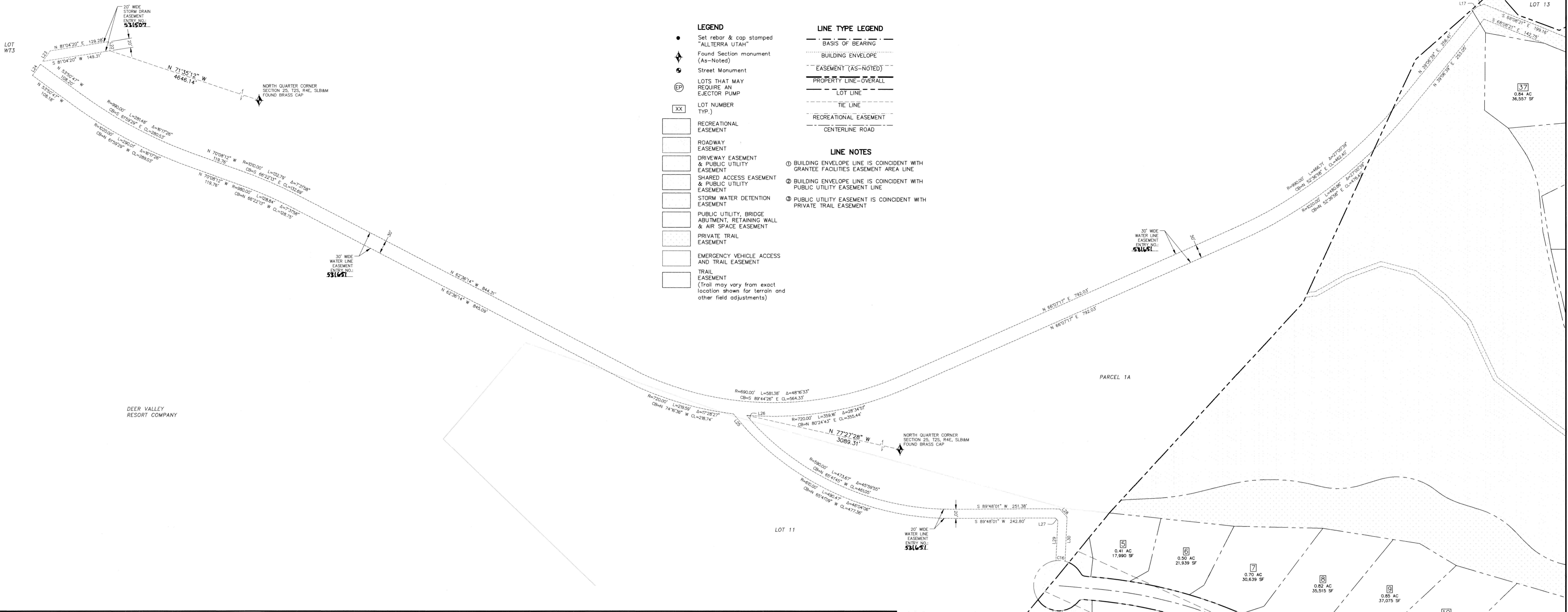
AT THE REQUEST OF \_\_\_\_\_

FEE WASATCH COUNTY RECORDER BOOK PAGE

TIME DATE ENTRY NO. 531683

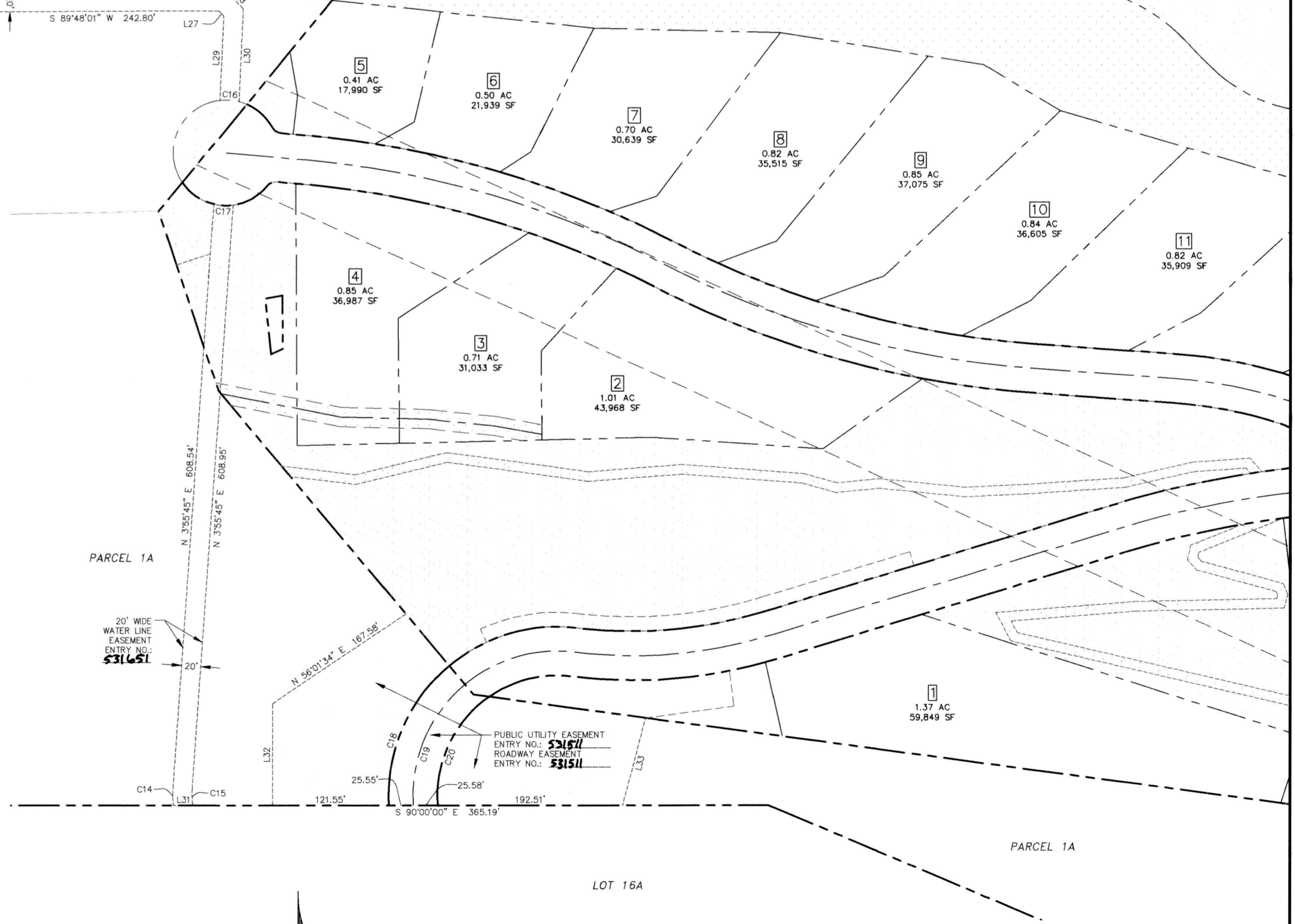
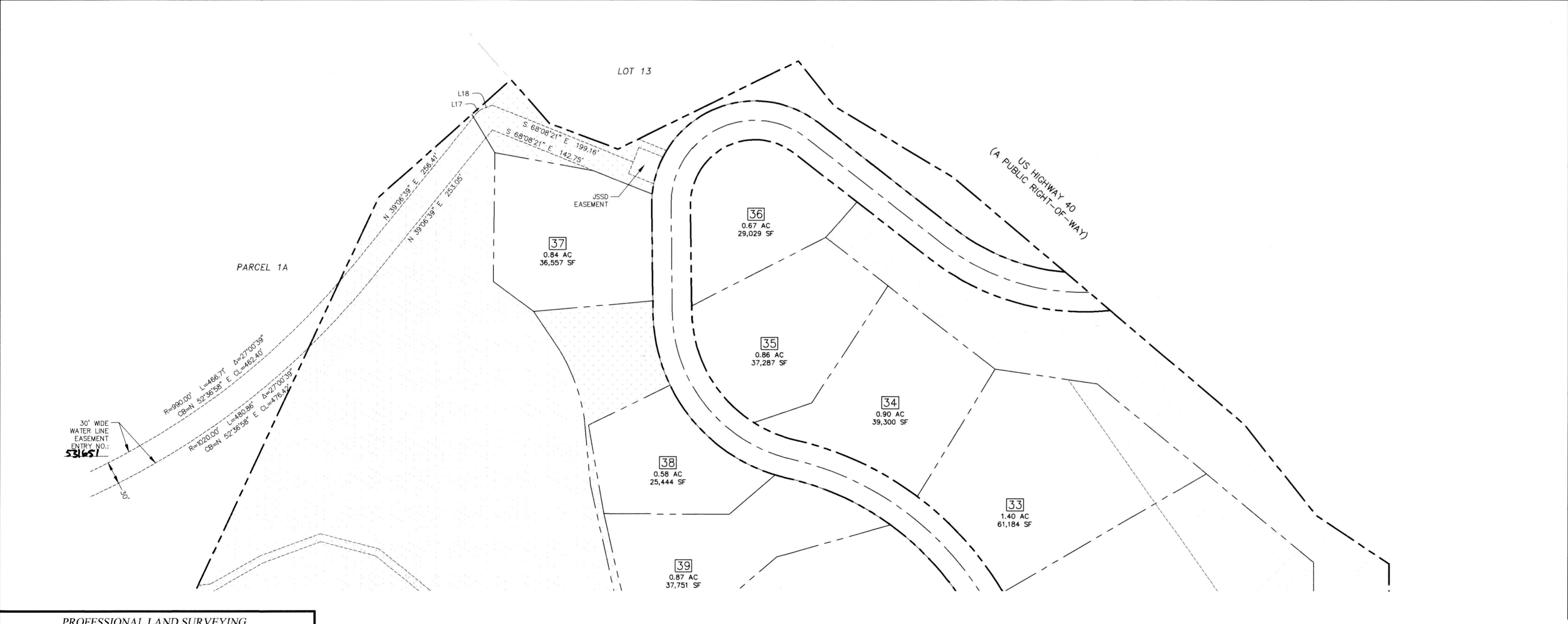
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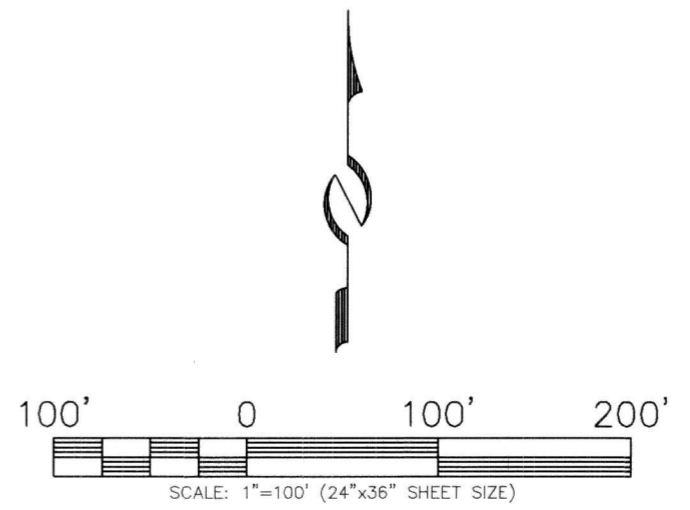
- LEGEND**
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  - Street Monument
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# OVERLOOK ESTATES



4/4/23 SHEET 4 OF 14

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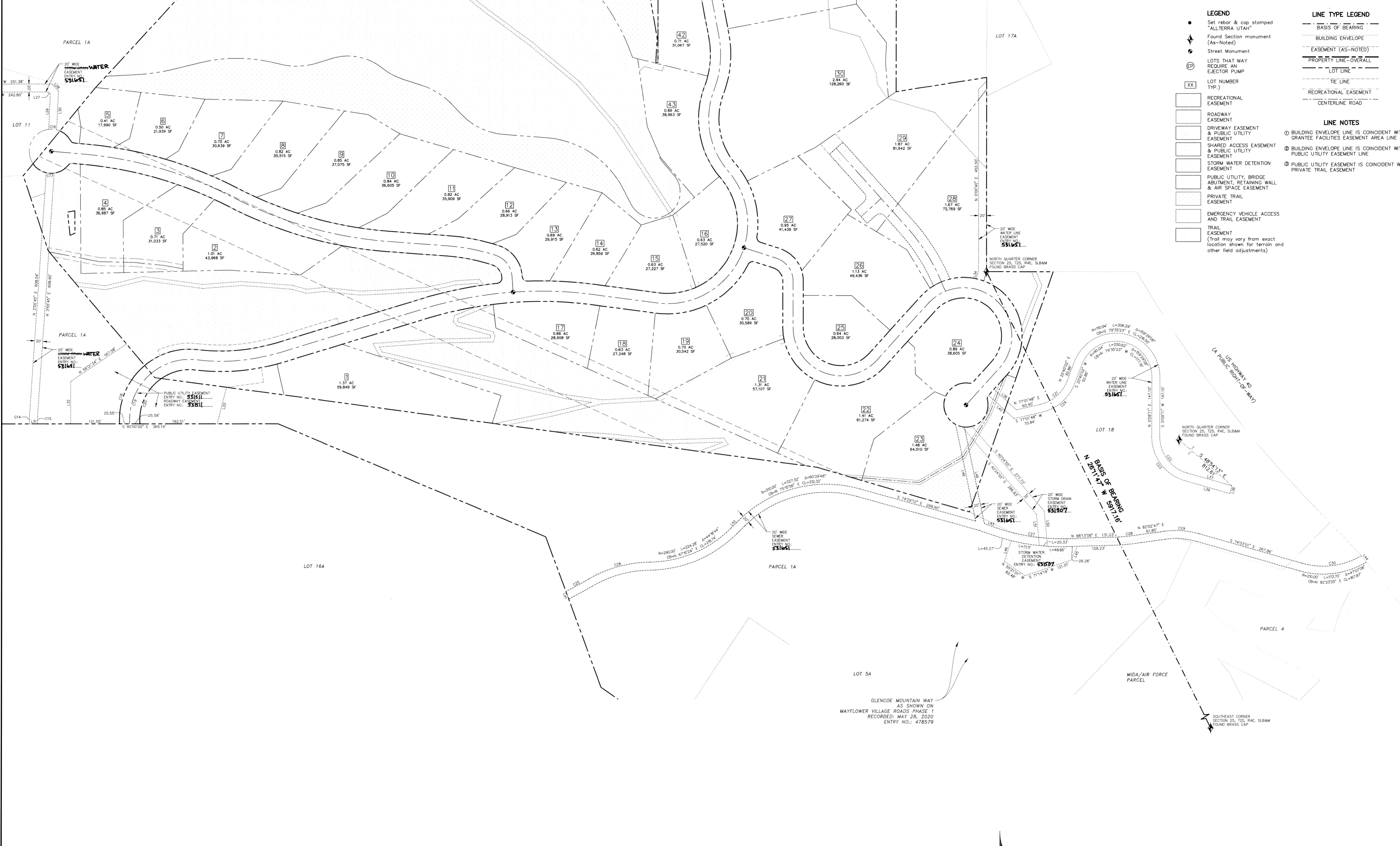
STATE OF UTAH, COUNTY OF WASATCH, AND FILED

AT THE REQUEST OF \_\_\_\_\_

FEE \_\_\_\_\_ WASATCH COUNTY RECORDER BOOK 1429 PAGE 1280

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**LEGEND**

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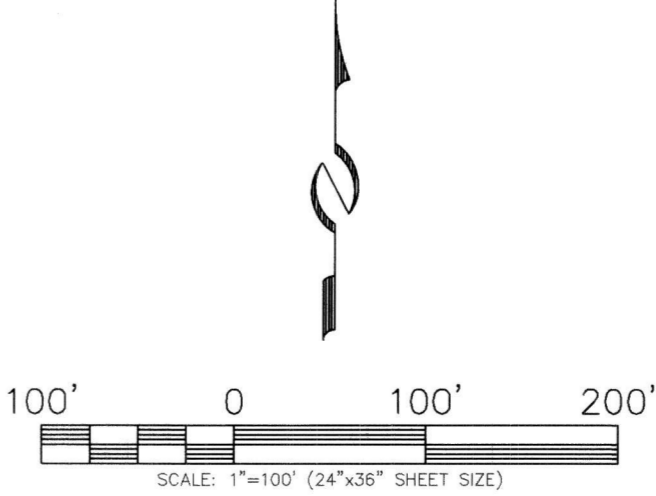
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**OVERLOOK ESTATES**



4/4/23 SHEET 5 OF 14

**RECORDED**

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AT THE REQUEST OF \_\_\_\_\_

FEE	WASATCH COUNTY RECORDER	BOOK	1439	PAGE	1381
TIME	DATE	ENTRY NO.	531683		

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OVERLOOK ESTATES

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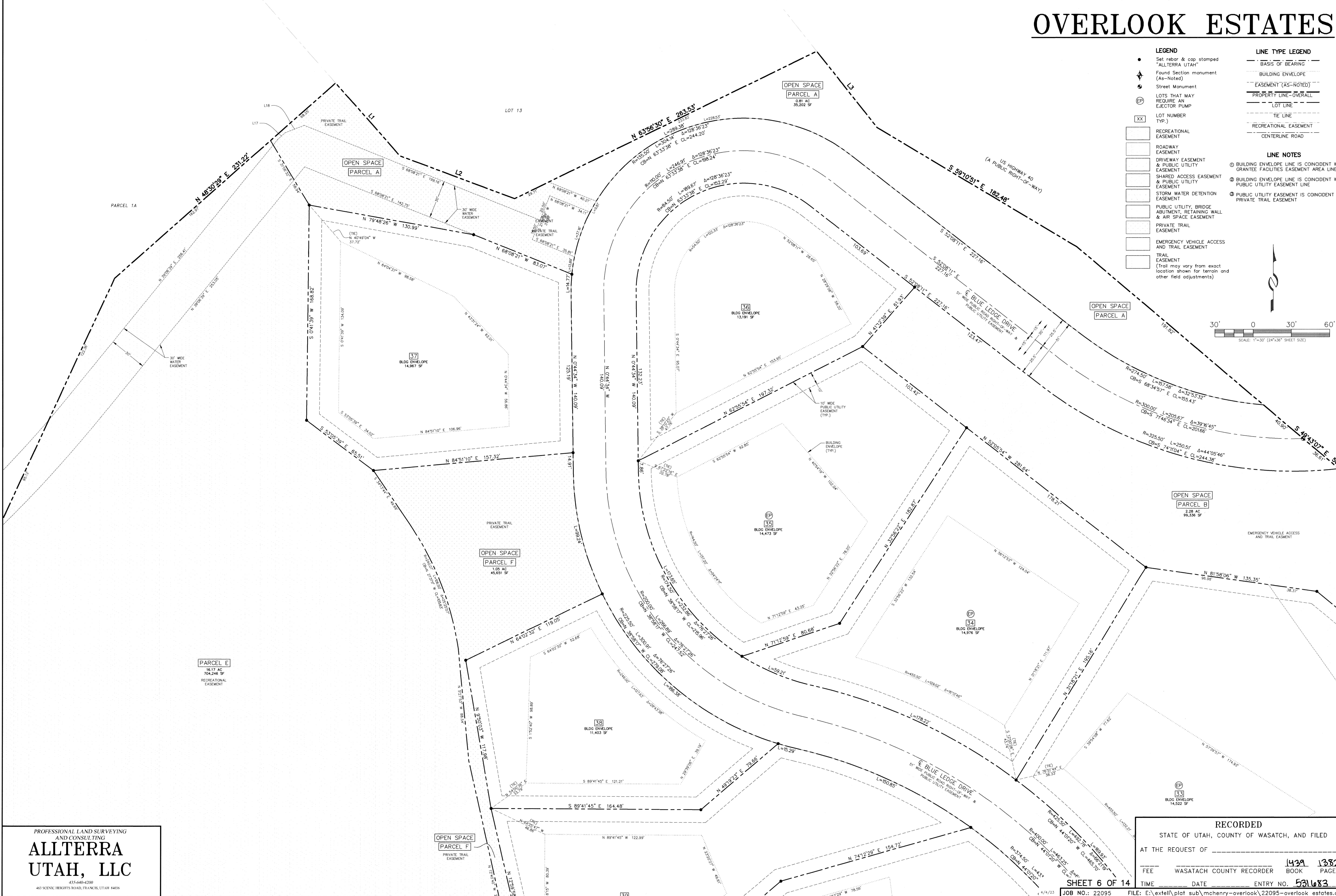
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30' 0 30' 60'

SCALE: 1"=30' (24"x36" SHEET SIZE)



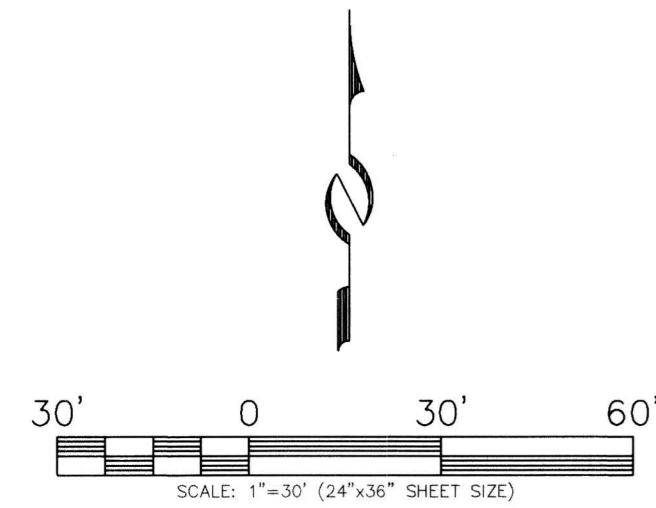
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PARCEL 1A

PARCEL E  
16.17 AC  
704,246 SF  
RECREATIONAL EASEMENT

APPROXIMATE LOCATION OF TRAIL

OPEN SPACE  
PARCEL F  
PRIVATE TRAIL EASEMENT

38  
BLDG ENVELOPE  
11,403 SF

39  
BLDG ENVELOPE  
12,228 SF

40  
BLDG ENVELOPE  
14,835 SF

41  
BLDG ENVELOPE  
13,306 SF

OPEN SPACE  
PARCEL F  
1.05 AC  
45,651 SF  
PRIVATE TRAIL EASEMENT

OPEN SPACE  
PARCEL F  
PRIVATE TRAIL EASEMENT

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**UTAH, LLC**

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FEE WASATCH COUNTY RECORDER BOOK PAGE  
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TIME DATE ENTRY NO. 531623

SHEET 7 OF 14

JOB NO.: 22095

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# OVERLOOK ESTATES

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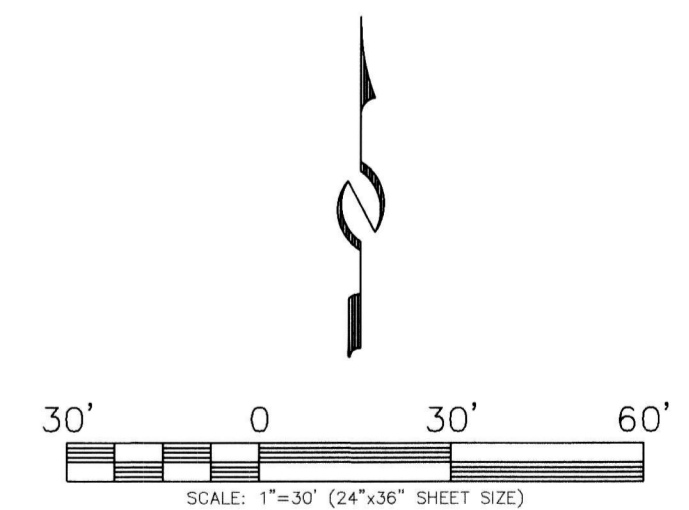
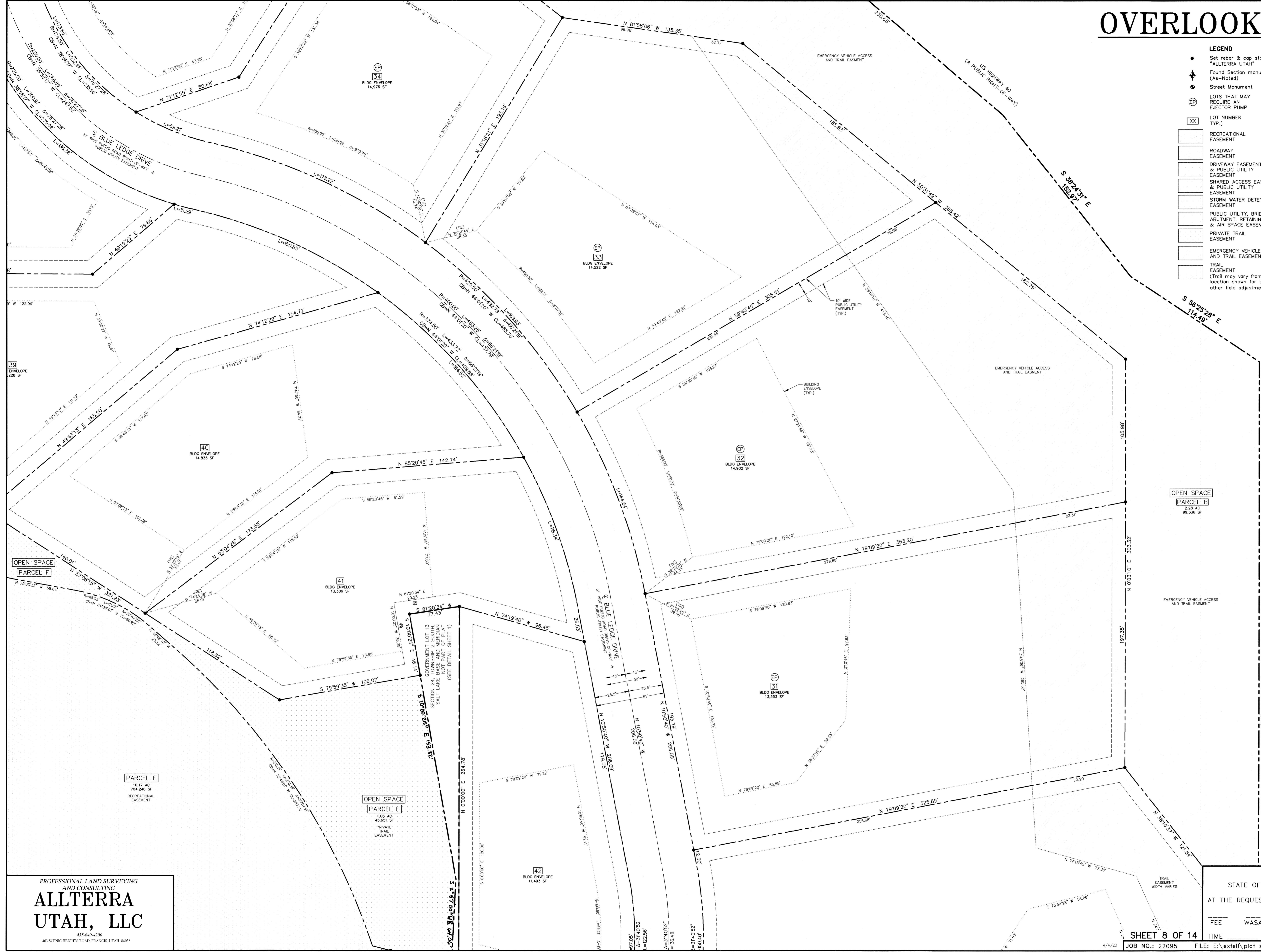
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AT THE REQUEST OF \_\_\_\_\_

FEE	WASATCH COUNTY RECORDER	BOOK	1439	PAGE	1384
TIME	DATE	ENTRY NO.	031683		

**SHEET 8 OF 14**

JOB NO.: 22095 FILE: E:\extel\plot sub\mchenry-overlook\22095-overlook\_estates.dwg

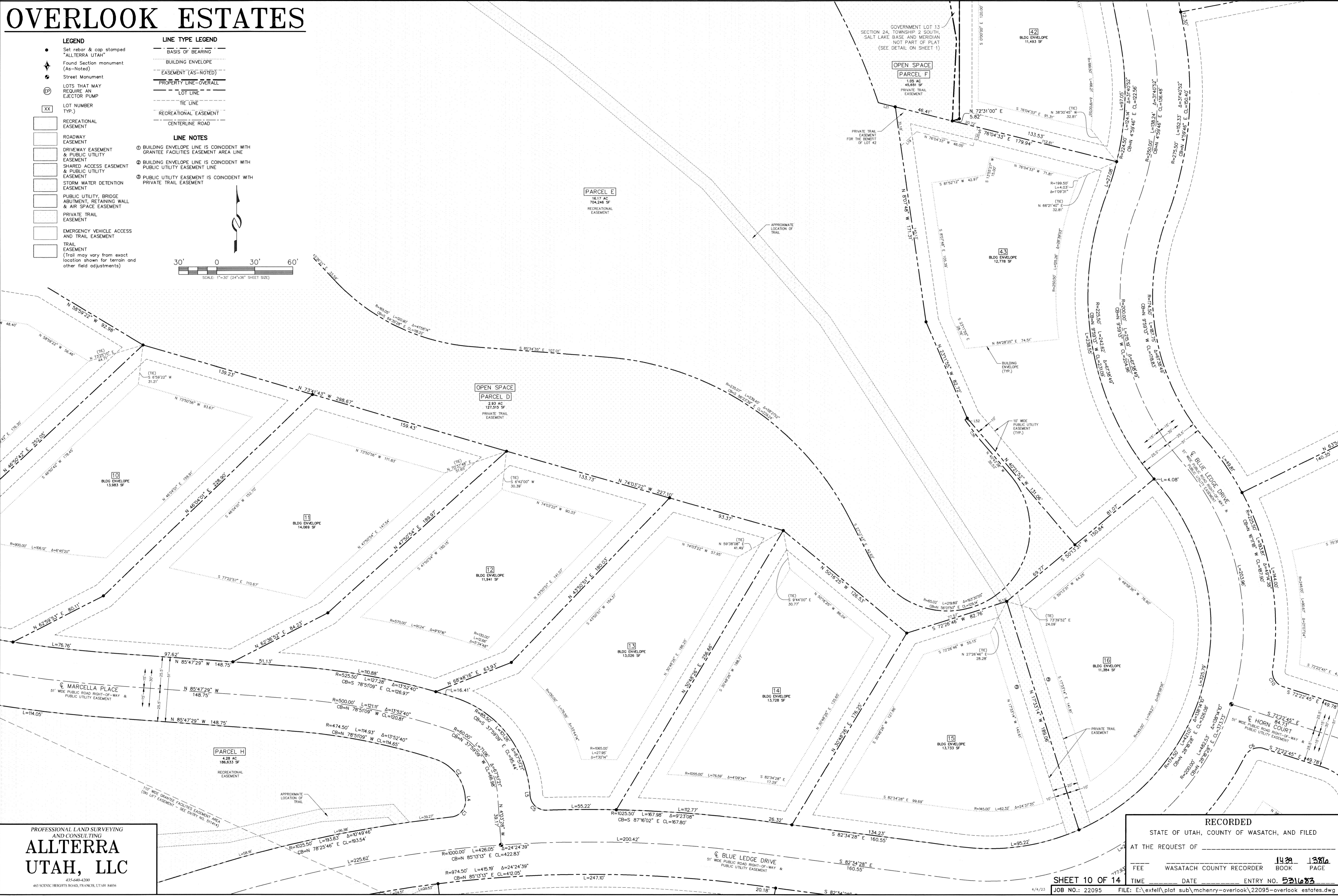
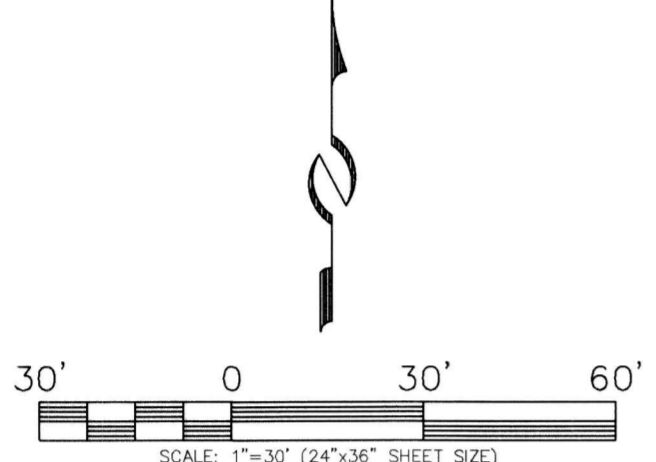


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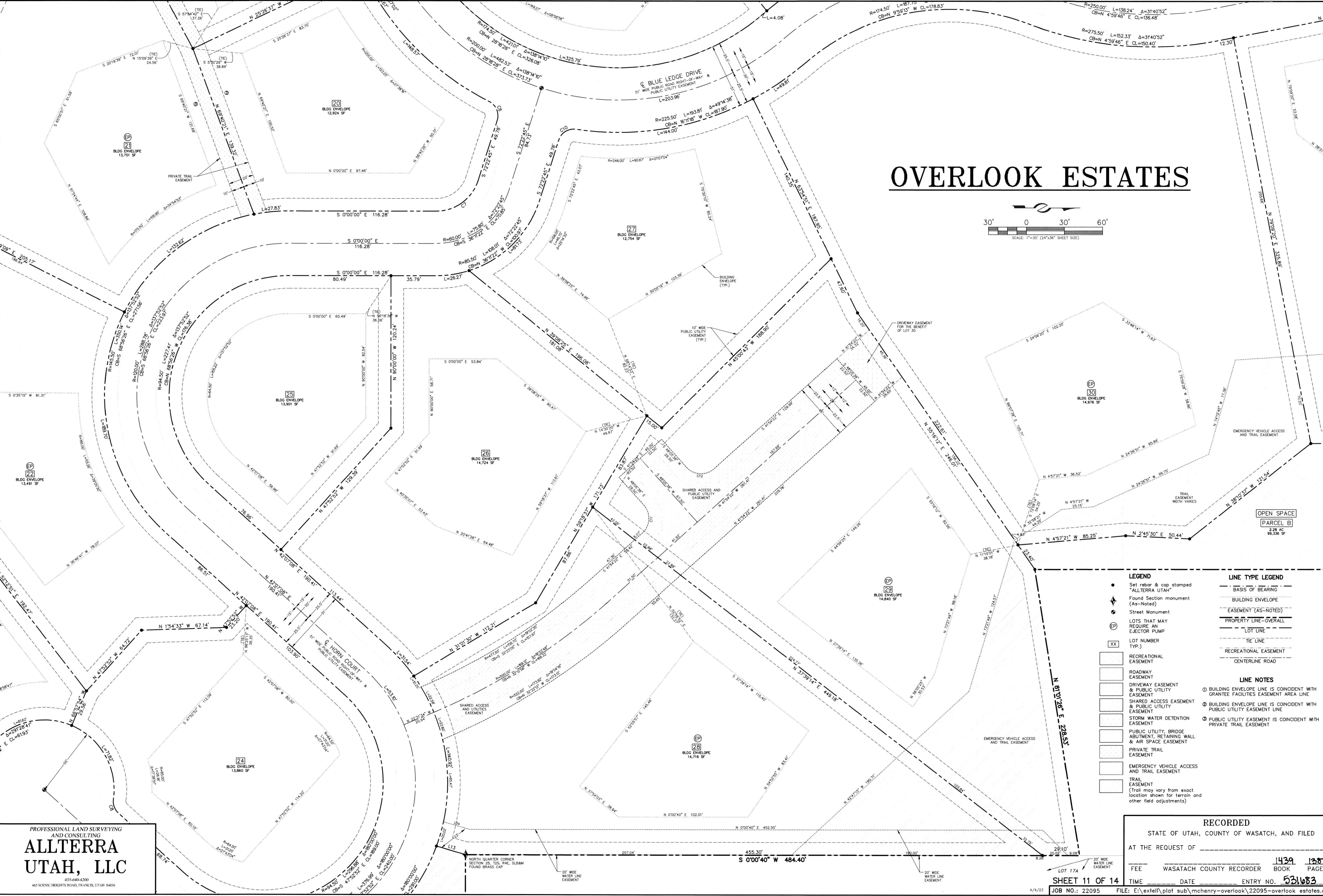
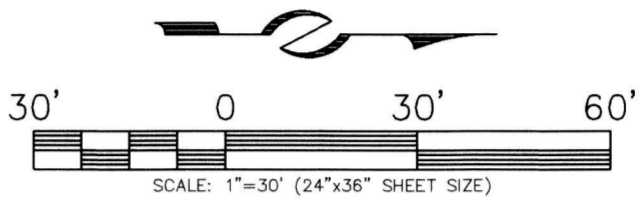
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AT THE REQUEST OF _____			
FEE	WASATCH COUNTY RECORDER	1428	13816
TIME	DATE	ENTRY NO.	531683
SHEET 10 OF 14			
JOB NO.: 22095			
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OVERLOOK ESTATES



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FEE	WASATCH COUNTY RECORDER	BOOK	1439	PAGE	1281
TIME	DATE	ENTRY NO.	521683		

SHEET 11 OF 14

JOB NO.: 22095

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  - TIE LINE
  - RECREATIONAL EASEMENT
  - CENTERLINE ROAD
- LINE NOTES**
- BUILDING ENVELOPE LINE IS COINCIDENT WITH GRANTEE FACILITIES EASEMENT AREA LINE
  - BUILDING ENVELOPE LINE IS COINCIDENT WITH PUBLIC UTILITY EASEMENT LINE
  - PUBLIC UTILITY EASEMENT IS COINCIDENT WITH PRIVATE TRAIL EASEMENT

PROFESSIONAL LAND SURVEYING  
AND CONSULTING  
**ALLTERRA**  
**UTAH, LLC**  
435-640-4200  
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84056

# OVERLOOK ESTATES

SHEET 12 OF 14

4/4/23

JOB NO.: 22095

FILE: E:\extel\plat sub\mchenry-overlook\22095-overlook estates.dwg

RECORDED

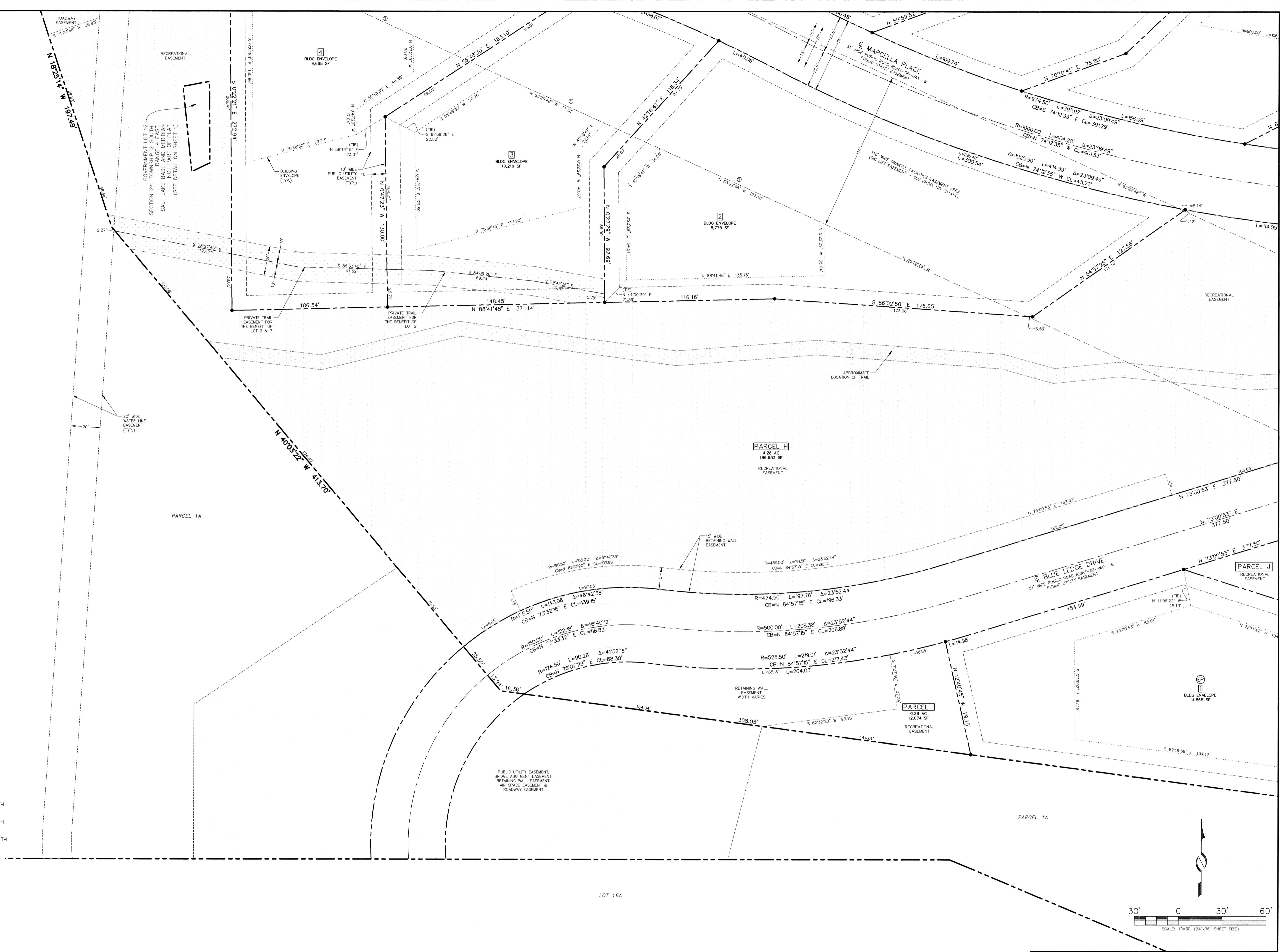
STATE OF UTAH, COUNTY OF WASATCH, AND FILED

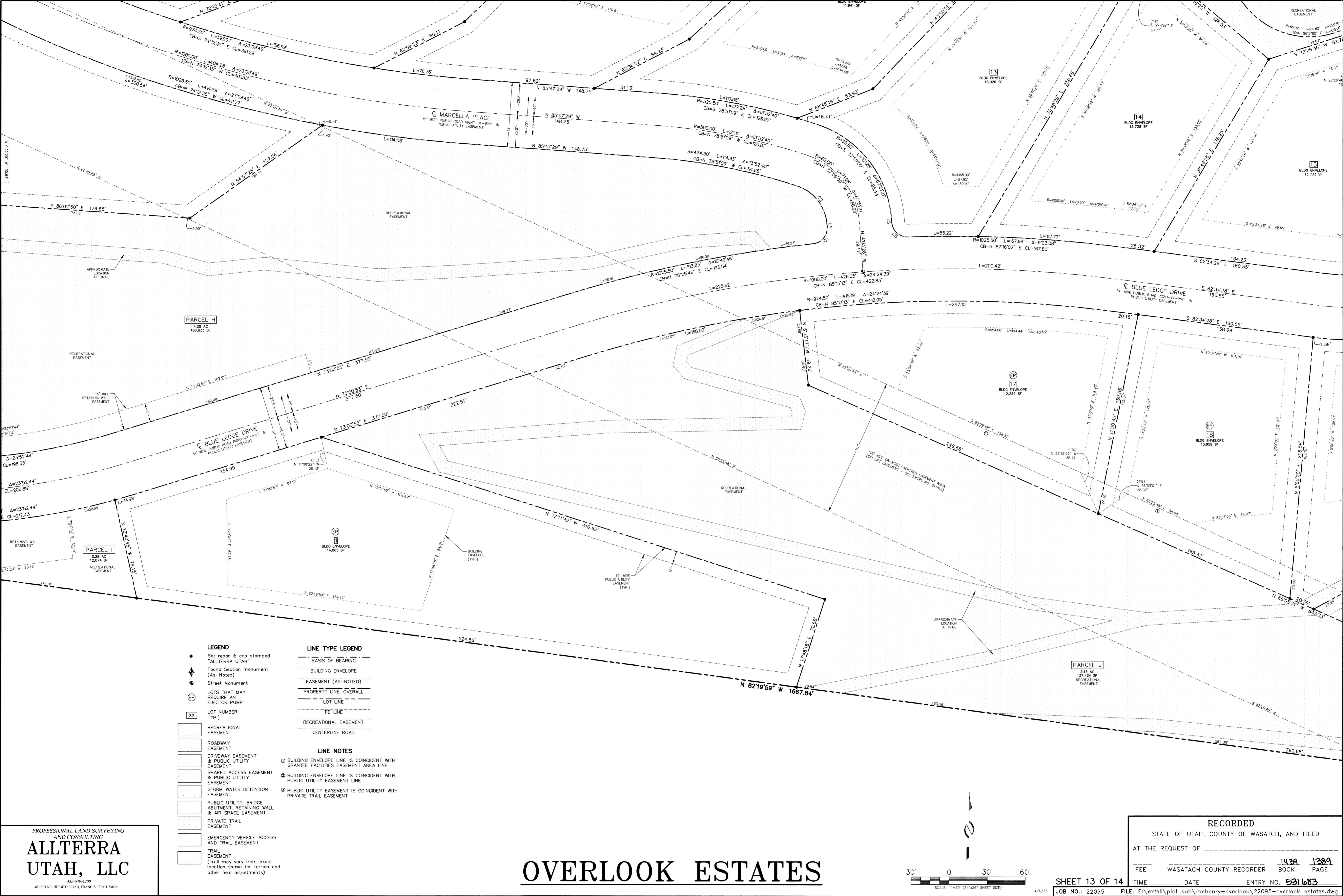
AT THE REQUEST OF \_\_\_\_\_

FEE WASATCH COUNTY RECORDER BOOK PAGE  
1439 1388

TIME DATE ENTRY NO. 521683

30' 0 30' 60'  
SCALE: 1"=30' (24"x36" SHEET SIZE)





# OVERLOOK ESTATES

RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED

AT THE REQUEST OF \_\_\_\_\_

FEE \_\_\_\_\_ WASATCH COUNTY RECORDER BOOK 142A PAGE 1389

TIME \_\_\_\_\_ DATE \_\_\_\_\_ ENTRY NO. 521683

SHEET 13 OF 14

4/4/23

JOB NO.: 22095

FILE: E:\extell\plot sub\mchenry-overlook\22095-overlook\_estates.dwg

