

MILITARY INSTALLATION DEVELOPMENT AUTHORITY
Design Review Committee Meeting
November 18, 2025

STAFF REPORT

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

Project: Deer Crest Village 3 Subdivision Plat Amended

Location: The Deer Crest Village 3 Subdivision Plat area is located within the Deer Crest Villages Master Development Plan area just north of the existing Pioche Village Condominiums, adjacent to the Pioche Hotel and surrounding the existing Jordanelle gondola, west of U.S. Highway 40 at exit 8, in the northwest section of Wasatch County.

Applicant: East West Partners

Representative: Steve Issowits, East West Partners

Recommendation: Staff recommends the MIDA DRC approve the Deer Crest Village 3 Subdivision Plat Amended based on successful completion of the conditions of approval contained in this report.

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 Applicant submitted the draft Deer Crest Village 3 Subdivision Plat Amended in September 2025. MIDA staff has since reviewed and provided comments to the Applicant. The Applicant is requesting approval from the DRC. As a reminder, per Section 2.02 of the Standards, Subdivision Plat review and approval is done by the DRC.

Project Description:

The Deer Crest Village 3 Subdivision Plat Amended proposes subdividing the existing Deer Crest Villages 3 Subdivision Plat into five new parcels including private road ROW to access proposed multi-family (townhome and condo) uses. The overall property consists of 8.08 acres: Parcel 1 = 1.306 AC, Parcel 2 = 1.902 AC, Parcel 3 = 1.793 AC, Parcel 4 = 2.185 AC, remainder = private ROW.

Analysis:

The subdivision plat application for the Deer Crest Village 3 Subdivision Plat Amended is being evaluated based on Chapter 2 – Review Procedure, Section 2.02 – Subdivision Plat. The Applicant has generally submitted all necessary information to satisfy the requirements of the Development Standards and Guidelines and meets all of the standards contained therein unless otherwise noted.

2.01.B.2.a – Street and Transit Layout:

- Access to the subdivided parcels will be over the existing bridge over the Jordanelle ski run to access the future units.
- Final road layout and intersections will need to consider allowable slopes, v curves, snow storage, and traffic impacts.
- Maximum roadway slopes, lengths of cul-de-sacs and driveways, and proposed emergency access will all need to be reviewed and approved by the Fire District.

2.01.B.2.o – Feasibility Letters:

- Fire: The Fire District will need to review and approve all proposed accesses, roadways, roadways lengths, slopes, etc. prior to plat, site plan approval, permitting, and construction.
- JSSD: Feasibility Letter has been provided for the greater MDP which applies to this subdivision. A Will Serve Letter will be required at the time of infrastructure permit.

4.08.I – Snow Storage:

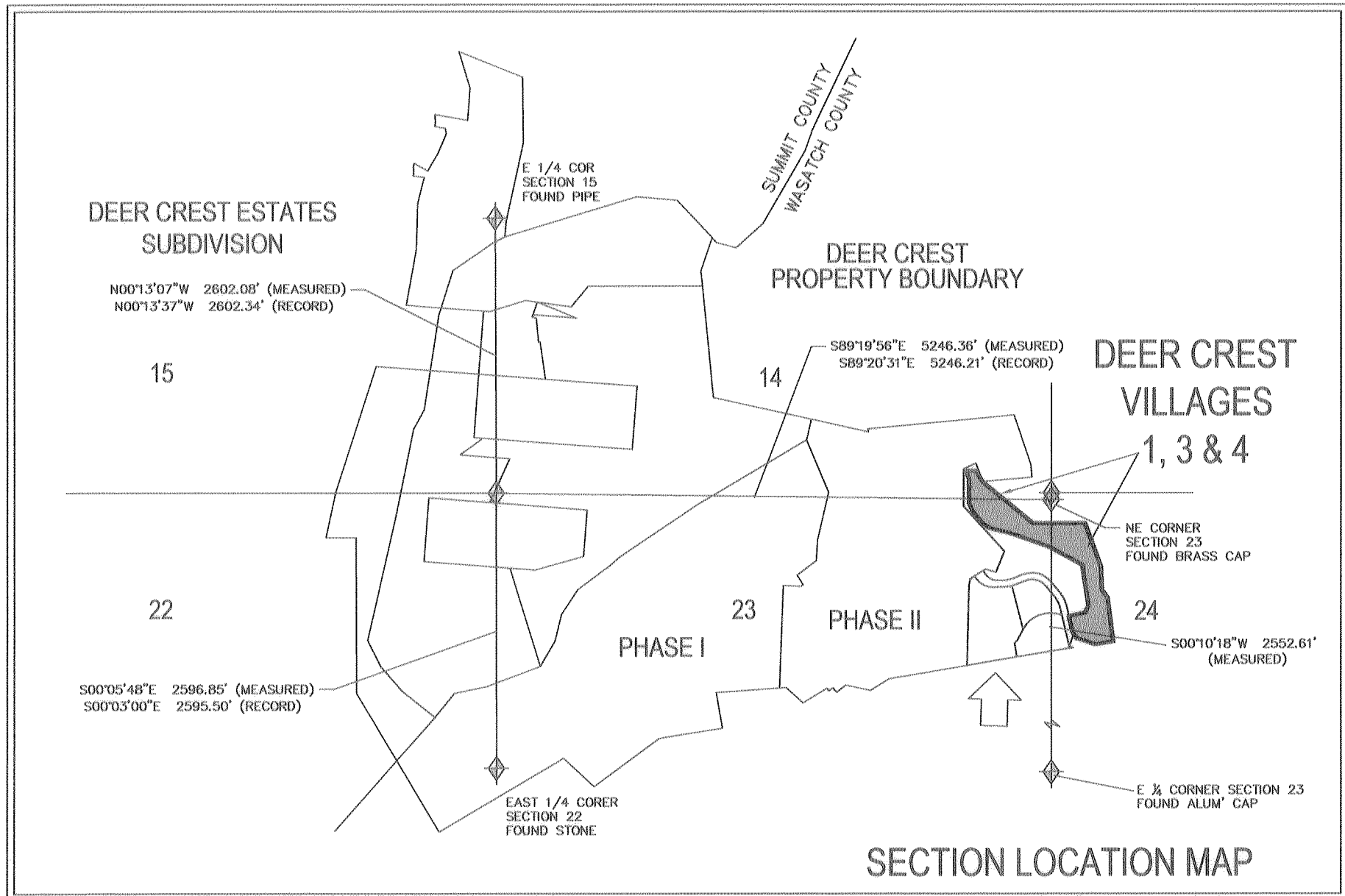
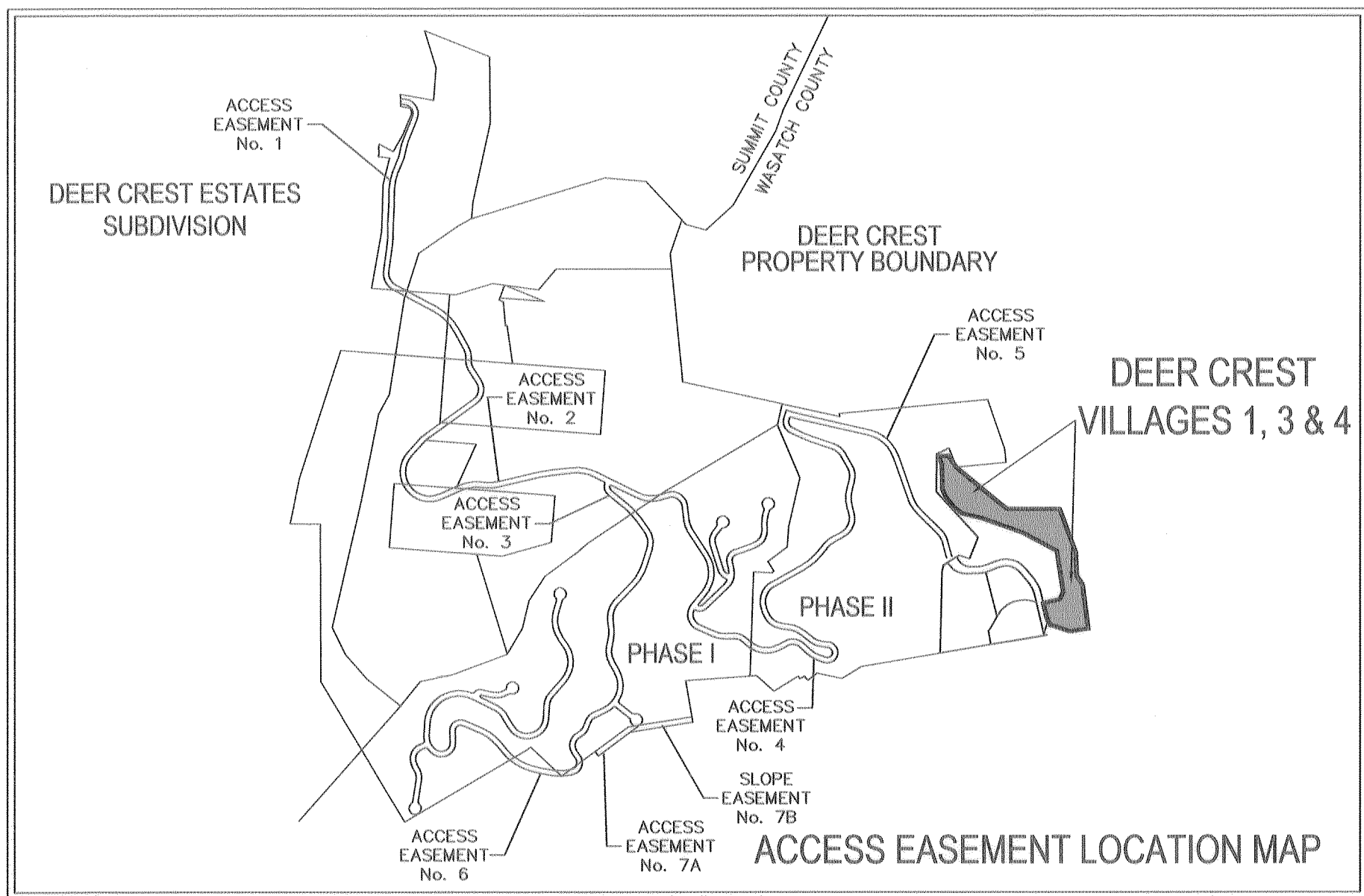
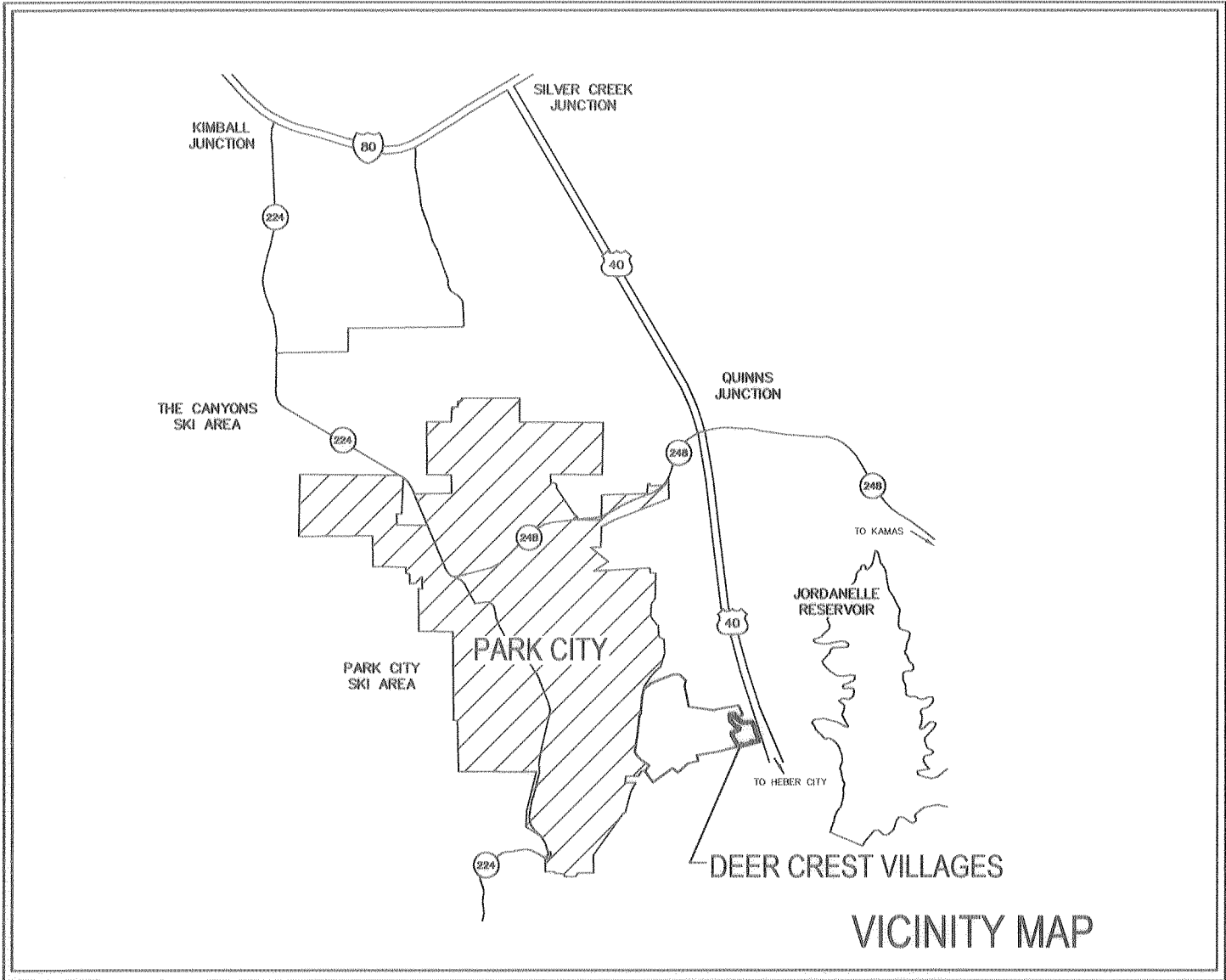
- Snow Storage areas shall be shown on the Plat. Any retaining walls or cuts adjacent to roads shall have a ten-foot (10') minimum setback from the edge of asphalt. Generally, this Subdivision Plat meets this requirement, but there is pinch point just east of the Road 1 and Road 2 intersection where the setback is less than ten feet. The Applicant is requesting a waiver of the requirement in this specific instance due to the severity of the slope in this area and the wall heights that would be required to provide a ten foot setback here.

RECOMMENDED ACTION:

Staff recommends the MIDA DRC approve the Deer Crest Village 3 Subdivision Plat Amended based on successful completion of the following conditions:

1. Street names being recorded at time of Plat.
2. Waiver on snow storage requirement for a segment of the east side of Road 1.
3. Approval of Deer Crest Villages Master Development Plan (MDP).

EXISTING PLAT



GENERAL NOTES

- The Parcels are covered by a Master Declaration of Covenants, Conditions and Restrictions for Deer Crest (the "Master Declaration") and a Supplemental Master Declaration (the "Supplemental Declaration"). Each Parcel will be subject to the rights and powers of the Deer Crest Master Association, a Utah non-profit corporation (the "Master Association"), and subject to the terms of its Articles of Incorporation, its Bylaws and the rules and regulations that may be established by the Master Association from time to time. Construction of structures on each Parcel shall be subject to the terms and processes of the Deer Crest Design Guidelines ("Design Guidelines") as established and amended from time to time by the Master Association. The siting and design of each structure shall be approved by the Deer Crest Review Committee (the "Design Review Committee") prior to commencement of construction following the process established by the Design Guidelines. Following approval by the Design Review Committee, construction on a parcel must secure the approval of a building permit from all applicable governmental entities. The entire Deer Crest Village Area is subject to a Neighborhood Master Declaration of Covenants, Conditions and Restrictions for Deer Crest Village (the "Deer Crest Village Declaration") and the rights and power of the Deer Crest Village Neighborhood Association (the "Neighborhood Association") and of Articles, Bylaws, rules and regulations. Deer Crest Village 1 and 3 are also intended to be covered by a condominium Declaration of Covenants, Conditions and Restrictions and Reservation of Easements which will be required in connection with any development on the Parcel. Parcel maintenance shall be handled by a condominium association established by the condominium declaration.
- The following easements are dedicated by the recordation of this plat for use by the Developer, the Master Association, parties identified in the plot notes as benefited by a specific easement, Lot owners, owners of units within condominium or multifamily projects within the Deer Crest Project, and guests and permitted invitees subject to the access limitations in note 13, including easements covering all areas within the legal description of the Development Parcels and outside of any structures on the Development parcels
 - An easement for ingress and egress across all private roadways shown on the Plat.
 - An easement for the maintenance and construction of the roads and related slopes and retaining walls across portions of development parcels outside of structures and adjacent to the roads.
 - An easement for all public utilities and for drainage across portions of all development parcels outside the structures which also runs in favor of each utility providing services within the Deer Crest Project.
 - An easement in favor of the Developer, Deer Valley Resort Company, the Master Association and any Operator of the ski facilities for ski runs and trails across parcels in the locations generally shown on the Plat. The ski runs are intended to be used by the general public as a part of the operation of the Deer Valley Ski Resort.
 - Other easements relating to the construction, landscaping, improvements and sales of the Deer Crest Project by the Owner and the operations of the Master Association and Neighborhood Association as are described in the Master Declaration and the Deer Crest Village Declaration.

- The Deer Crest Project is also subject to existing easements and other interests of record. The easements described in Note 2 may also be recorded against specific portions of the Subdivision including portions of Lots outside of the building envelopes without the further consent of any Lot owner.

- The limits of disturbance on each Parcel shall be minimized; however, in no event shall the disturbance exceed an area that is 15 feet from the outside face of any structure to be constructed on any Parcel. In addition, significant clusters of vegetation and large tree specimens shall be preserved where possible of where required by the Design Review committee. Such clusters of vegetation and large trees shall be identified on a preliminary landscape plan which shall be submitted to the Design Review Committee with the first submittal of proposed improvements.

- The roads within the Deer Crest Project are classified as private though subject to certain public pedestrian and bike access easements for certain locations. All road maintenance, including snow removal, shall be arranged and paid for by the Master Association. Driveways shall be constructed in accordance with the requirements of the Uniform Fire Code and any exceptions granted pursuant thereto. Wasatch County must approve any exemptions.

- Wasatch County prohibits the building of structures on active fault lines, collapsible soils, unstable soils, landslide areas and or geologic hazards. A soils report is available from the Developer for review. The Design Guidelines require that the development parcel owner consult a qualified geotechnical engineer and other design professionals to conduct a parcel-specific investigation prior to site development or home construction. Existing mine workings have been identified and analyzed by AGRA Earth and Environmental Geotechnical Engineers, this report is available from the Developer for review.

- Local service providers or approved alternate(s):

- Utah Power
- Questor Gas Company
- Qwest Communications

- Structures shall be fire sprinkled and shall be constructed in accordance with the provisions of the Uniform Fire Code (UFC). See the Design Guidelines.

- The ownership, operation and maintenance of common elements, including Open Space, and conditions for the construction of Development Parcels, are set forth in the Master Declaration.

- Wasatch County prohibits building on wetlands or areas where ground water periodically rises to within seven feet of the surface on areas within 100 feet of a live or intermittent water way, on areas within a 100-foot radius from a well used for culinary water, on areas within a 100-year, 24-hour storm incident drainage path, and on any other water related area where development will have an unreasonable effect on the water course or aquifer.

- Vehicular access through the eastern perimeter controlled access gate and the western perimeter controlled access gate is limited solely to residents and guests of properties within the gates and shall otherwise be closed at all times. Owners within the Deer Crest Village will not have access through the gates.

- All construction traffic regardless of vehicular weight is limited to US Highway 40 and the eastern perimeter controlled access gate.

- Public safety access and utility easements are hereby dedicated for all roadways and emergency access roads.

- Permanent maintenance of all perimeter gates, roadways, hard surfaced pedestrian/bicycle pathways, including snow removal, shall be the sole responsibility of the Master Association to the reasonable satisfaction of Park City.

- Park City Municipal Corporation is a third-party beneficiary and these general notes 11 through 15 may not be amended without Park City's written consent.

- Maintenance of all storm and water quality facilities shall be the sole responsibility of the Master Association.

- The Master Declaration and the Design Guidelines contain restrictions on the modification of established drainage channels on Development Parcels and requirements for drainage control structures. Some established drainage channels and required control structures may affect the development parcels designated on the Plat.

- The owner of the parcels shall not modify or disturb the established trails, structures, slopes, landscaping and other improvements built by the Developer, without consent of the Master Association. Ski runs, trails and related slopes as constructed may encroach on development parcel, and an easement is hereby granted for such encroachments.

PUBLIC UTILITY EASEMENT

All lots and common areas in this subdivision are subject to a 10 foot non-exclusive Public Utility Easement along all property lines. All streets, public or private, are subject to a non-exclusive Public Utility Easement running the entire width and length thereof.

NOTE-THIS PLAT IS A TWO (2) SHEET PACKAGE. INFORMATION DEPICTED ON ANY ONE SHEET SHALL APPLY TO ALL SHEETS, UNITS AND LOTS.

SPECIFIC PLAT NOTES

- This subdivision plat is approved for the purpose of permitting the separate ownership of the parcels shown herein and not for purposes of authorizing the development or construction of any improvements on the parcels. Except for existing improvements on Deer Crest Village 4, development and construction will require governmental approvals including the approval of the location and configuration of units on the parcels and the approval of a condominium record of survey map and related documents for the approved project configuration.
- The parcels are approved for certain uses and densities and intensities of development by Wasatch County.
- The Developer must comply with Wasatch County affordable housing requirements. The requirements contemplate the construction of one affordable housing unit for each 10 units of density constructed on a parcel or, alternatively, the payment to Wasatch County of a fee of \$40,000.00 in lieu of the obligation to construct one affordable housing unit.
- Each parcel will be subject to the terms of a shared use parking plan which will require the Owner of a parcel to make available to other parcel owners unused parking spaces for the parking requests of Deer Crest Village or Deer Valley Resort employees and guests and for overflow parking use during high demand periods.
- Deer Crest Village 1 is a development parcel that is temporarily encumbered by an access and parking easement shown on the Plat. The temporary easement shall remain in place until such time as alternative access and parking is provided, in compliance with the Density Determination, for Deer Crest Village 4 and approval to vacate or remove easement is granted by the county. This easement may be relocated at any time by the owner of Deer Crest Village 1, after County approval, without a plat amendment by the recordation of a replacement easement that provides access to Deer Crest Village 4 in an alternative location and that recites that the easement replaces the temporary easement shown on the Plat. The temporary easement shall not be a Common Element and shall not be maintained by the Master Association. A permanent access road providing access to Deer Crest Village 1, 3 and 4 shall become a Common Element and shall be maintained by the Master Association when that road is completed.

LIEN HOLDER'S CONSENT TO RECORD

The undersigned Lien Holder hereby consents to the recordation of this plat. Executed this 24th day of JUNE, 2003, Dynamic Finance Corporation, a California Corporation

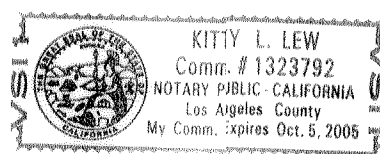
by Angela C. Sabella, President

ACKNOWLEDGMENT

STATE OF CALIFORNIA;
County of Los Angeles;) s.s.

On this 24th day of JUNE, 2003, personally appeared before me, Angela C. Sabella, who, being duly sworn did say that she is the President of Dynamic Finance Corporation, a California Corporation and the signer of the foregoing Lien Holder's Consent to Record, and said Angela C. Sabella, duly acknowledged to me that she executed the same.

Notary Public
Residing at: LOS ANGELES, CALIFORNIA
My Commission Expires: 10/05/2005



WASATCH COUNTY HEALTH DEPARTMENT

Approved as to form this 28th day of July, 2003.

Director, Wasatch County Health Department

JORDANELLE SPECIAL SERVICE DISTRICT APPROVAL

Approved this 21 day of July, 2003.

Manager, Jordanelle Special Service District

WASATCH COUNTY SHERIFF'S OFFICE

Approved this 22 day of July, 2003.

Wasatch County Sheriff

WASATCH COUNTY WATER RESOURCE DEPARTMENT

Approved this 15th day of July, 2002.

Director, Wasatch County Water Resource

WASATCH COUNTY FIRE MARSHALL

Approved this 7 day of July, 2003.

Wasatch County Fire Marshall

WASATCH COUNTY PUBLIC WORKS DEPARTMENT

Approved this 21 day of July, 2003.

Director, Wasatch County Public Works Department

WASATCH COUNTY WEED BOARD

Approved this 21 day of July, 2003.

Supervisor, Wasatch County Weed Department

WASATCH COUNTY RECREATION DEPARTMENT

Approved this day of , 2003.

N/A
Director, Wasatch County Parks and Recreation

BOUNDARY DESCRIPTION

A parcel of land located in the Southeast Quarter of Section 14, the Northeast Quarter of Section 23 and the Northwest Quarter of Section 24, Township 2 South, Range 4 East, Salt Lake Base and Meridian, being formerly known as Villages 1 and 3 of the Jordanelle Villages as recorded in the Office of the County Recorder, Wasatch County, Heber City, Utah on July 02, 2001, as Entry No. 234774, Book 511, Pages 76-95, and being more particularly described as follows:

Beginning at a Boundary Corner of the Jordanelle Villages as recorded in the Office of the County Recorder, Wasatch County, Heber City, Utah on July 02, 2001, as Entry No. 234774, Book 511, Pages 76-95, said corner being North 89°19'56" West along the Section Line 650.56 feet and North 160.75 feet from the Northeast Corner of said Section 23 (Basis of bearing being North 89°19'56" West 5246.36 feet between said Northeast Corner and the Northwest Corner of said Section 23); thence South 50°41'13" East 616.08 feet along the Easterly line of the Kruger No. 3 Mining Claim (MS 5181); thence North 89°45'21" East 170.82 feet along the North Line of the Old Missouri Mining Claim (MS 5181) to a U.D.O.T. Right of Way Brass Cap; thence along the Right of Way Line of US Highway 40 the following four (4) courses: (1) continuing along said North line of the Old Missouri Mining Claim North 89°45'21" East 318.28 feet to a U.D.O.T. Right of Way Brass Cap; thence 2) South 20°25'42" East 435.97 feet to a U.D.O.T. Right of Way Brass Cap; thence 3) South 01°51'02" East 213.75 feet to a U.D.O.T. Right of Way Brass Cap; thence 4) South 34°17'35" East 97.77 feet; thence South 07°10'00" East 414.78 feet; thence South 80°45'00" West 172.17 feet to the Northwesterly line of U.D.O.T. Frontage Road known as "L" line project NF-19; thence along said frontage road North 71°05'06" West 187.58 feet more or less to a point of a 167.70 foot radius non-tangent curve to the right, the center of which bears North 46°04'53" East; thence Northerly along the arc of said curve 90.21 feet through a central angle of 30°49'15", thence North 13°05'52" West 130.00 feet; thence North 76°54'08" East 159.12 feet; thence North 25°10'26" East 72.45 feet; thence North 08°35'35" West 386.18 feet; thence North 81°21'56" West 356.18 feet; thence North 70°40'15" West 399.84 feet; thence North 76°33'17" West 198.14 feet; thence North 53°00'00" West 85.10 feet; thence North 39°30'43" West 137.22 feet; thence North 23°52'07" West 79.33 feet; thence North 00°16'36" West 231.40 feet; thence North 22°42'35" West 79.73 feet; thence North 87°46'34" East 91.12 feet; thence South 33°23'24" East 127.85 feet more or less to the Point of Beginning

Containing 530,047 sq. ft. or 12.17 acres more or less.

Together with and subject to any and all ingress/egress, utility and parking easements as depicted or described hereon.

SURVEYOR'S CERTIFICATE

I, Randy J. Sorenson, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 155696 as prescribed under the laws of the State of Utah. I further certify, on behalf of the Jack Johnson Company, that a survey has been made of the land shown on this plat and described hereon. I further certify that this plat is a correct representation of the land surveyed and has been prepared in conformity with the minimum standards and requirements of the law.

Randy J. Sorenson
Date: June 19, 2003

OWNER'S CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS: That Deer Crest Associates I, L.C., a Utah limited liability company, the owner of the hereon described tract of land hereby causes the same to be divided into lots and private streets together with all ingress/egress and utility easements, as depicted or described on the two (2) sheets of this plat, hereafter to be known as the Amended Plat of Deer Crest Villages 1, 3 and 4 at the Deer Crest Resort, subject to the declaration of covenants, conditions, restrictions and reservation of easements for the Deer Crest Village at the Deer Crest Resort, which will be recorded in the Office of the County Recorder of Wasatch County, Utah, concurrently with the recording of this plat. The undersigned further consents to the recordation of this plat in accordance with Utah law.

Executed this 20th day of June, 2003.

Deer Crest Associates I, L.C.

by its Managing Member:

Grand Harvest Ventures, LLC

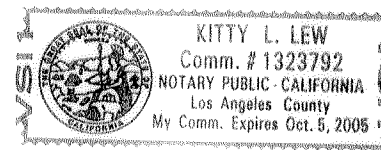
by Angela C. Sabella, Manager

ACKNOWLEDGMENT

STATE OF CALIFORNIA;
County of Los Angeles;) s.s.

On this 20th day of JUNE, 2003, personally appeared before me, Angela C. Sabella, who, being duly sworn did say that she is the Manager of Golden Harvest Ventures, LLC, a Utah limited liability company, the Managing Member of Deer Crest Associates I, L.C., and the signer of the foregoing Owner's Consent to Record, and said Angela C. Sabella, duly acknowledged to me that she executed the same.

Notary Public
Residing at: LOS ANGELES, CA
My Commission Expires: 10/05/05

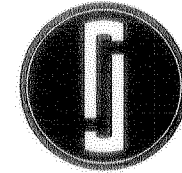


AMENDED PLAT of DEER CREST VILLAGES 1, 3 and 4 AT THE DEER CREST RESORT (FORMERLY KNOWN AS JORDANELLE VILLAGES 1 and 3)

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 14,
THE NORTHEAST 1/4 OF SECTION 23,
AND THE WEST 1/2 OF SECTION 24,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN,
WASATCH COUNTY, UTAH

SHEET 1 of 2

COUNTY PLANNING OFFICE	COUNTY SURVEYOR	COUNTY ENGINEERING DEPARTMENT	COUNTY PLANNING COMMISSION	COUNTY ADMINISTRATIVE BODY	APPROVAL AS TO FORM	COUNTY RECORDER
Approved as to form this <u>25th</u> day of <u>JULY</u> , 2003. Director, Planning and Zoning Department	This office has reviewed this Plat and accepts the plat as meeting the requirements of Title 16 of the Wasatch County Code. Accepted this <u>19th</u> day of <u>JULY</u> , 2003. County Surveyor	Approved this <u>15</u> day of <u>July</u> , 2003. Director, Engineering Department	Approved as to form this <u> </u> day of <u> </u> , 2003. <u>N/A</u> Chairman, Planning Commission	The County of Wasatch approves this Amended Plat as shown hereon, subject to the developer completing all improvements according to Wasatch County Development Standards and maintaining all roads. Approved this <u>28</u> day of <u>July</u> , 2003. Wasatch County Executive	Approved as to form this <u>25th</u> day of <u>July</u> , 2003. County Attorney	Entry No. <u>260991</u> , Fee Paid, <u>63.00</u> , Filed for record and recorded this <u>28</u> day of <u>JULY</u> , 2003, At <u>4:02</u> , in Book No. <u>642</u> , Page No. <u>348-349</u> of the Records. DEER CREST ASSOCIATES Deputy County Recorder County Recorder

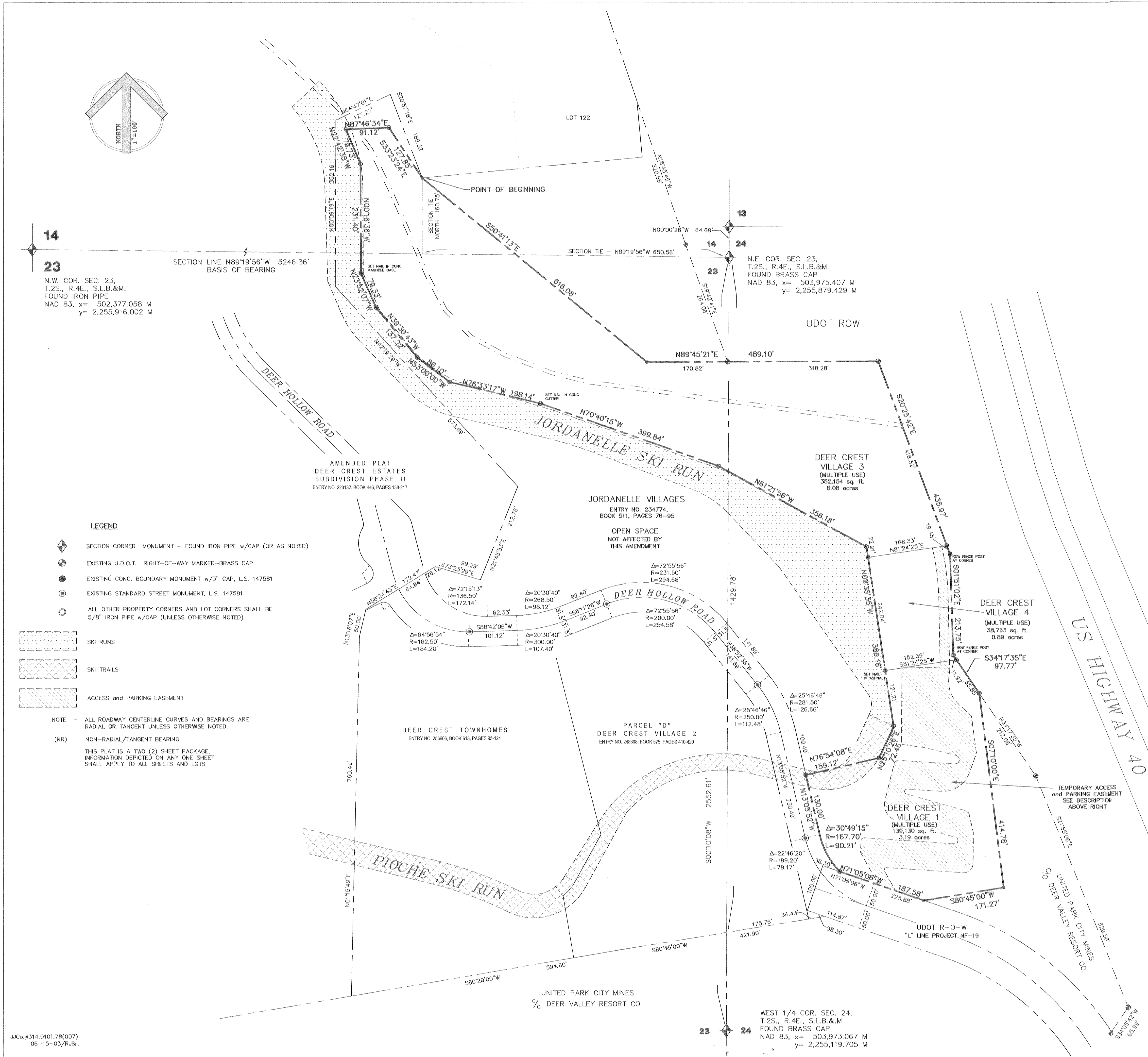


JACK JOHNSON COMPANY

Designing World Destinations

In-Person - 1777 Sun Peak Drive - Park City - Utah 84098
Telephone - 435.645.9000 - Facsimile - 435.649.1620
www.jackjohnson.com

1: Survey Projects 314 - Deer Crest Plats the Villages Vill-1&3 - Amend Plat Amend - N-1&3.dwg, 06/19/2003 08:28:37 AM, R. Sorenson



TEMPORARY ACCESS and PARKING EASEMENT DESCRIPTION

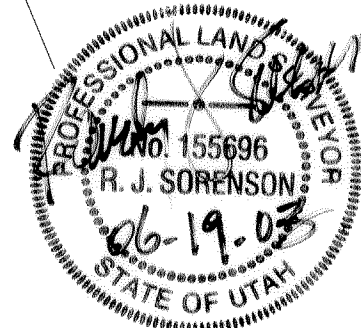
Beginning at a point located on the Northern line of the UDOT Right-of-Way, "L" Line Project N-19, said point being South 00°10'08" West along the Section line 1429.78 feet and North 80°45'00" East 210.19 feet and North 71°05'06" West 39.10 feet and North 18°54'54" East 100.00 feet and South 71°05'06" East 125.38 feet from the Southeast Corner of Section 14, Township 2 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 00°10'08" West 2552.61 feet between said Southeast Corner and the West Quarter Corner of Section 24, Township 2 South, Range 4 East, Salt Lake Base and Meridian, both monuments being found Brass Caps) and running thence North 29°08'41" West 78.28 feet; thence North 04°17'05" West 20.96 feet to the point of curvature of a 10.00-foot radius curve to the right, the center of which bears North 85°42'55" East; thence Northeastly along the arc of said curve 17.12 feet through a central angle of 98°05'31"; thence South 86°11'34" East 189.38 feet to the point of curvature of a 7.00-foot radius curve to the left, the center of which bears North 03°48'26" East; thence Northerly along the arc of said curve 20.52 feet through a central angle of 167°55'58"; thence North 74°07'32" West 129.97 feet to the point of curvature of a 35.00-foot radius curve to the right, the center of which bears North 15°52'28" East; thence Northwestly along the arc of said curve 53.81 feet through a central angle of 88°05'09"; thence North 13°57'37" East 80.11 feet to the point of curvature of a 10.00-foot radius curve to the right, the center of which bears South 76°02'23" East; thence Northeastly along the arc of said curve 13.89 feet through a central angle of 79°35'03"; thence South 86°27'20" East 118.45 feet to the point of curvature of a 9.00-foot radius curve to the left, the center of which bears North 03°32'40" East; thence Northerly along the arc of said curve 26.58 feet through a central angle of 189°14'35"; thence North 75°41'55" West 67.10 feet; thence North 82°08'16" West 51.17 feet; thence North 00°23'19" East 161.98 feet; thence North 88°42'31" East 80.76 feet; thence North 01°13'54" West 146.00 feet to the point of curvature of a 510.00-foot radius curve to the left, the center of which bears South 88°46'06" West; thence Northerly along the arc of said curve 107.61 feet through a central angle of 12°05'20"; thence North 81°24'16" East 20.07 feet; to the point of curvature of a 530.00-foot non-tangent radius curve to the right, the center of which bears South 76°51'29" West; thence Southerly along the arc of said curve 110.17 feet through a central angle of 11°54'37"; thence South 01°13'54" East 154.01 feet; thence South 07°05'46" West 14.85 feet to the point of curvature of a 65.00-foot radius curve to the left, the center of which bears South 82°54'14" East; thence Southeastly along the arc of said curve 61.35 feet through a central angle of 54°04'49"; thence South 46°59'03" East 37.75 feet; thence South 07°43'03" East 79.69 feet; thence South 19°40'09" West 43.65 feet to the point of curvature of a 60.00-foot radius curve to the right, the center of which bears North 70°19'51" West; thence Southwestly along the arc of said curve 77.36 feet through a central angle of 73°52'31"; thence North 86°27'20" West 71.82 feet to the point of curvature of a 5.00-foot radius curve to the left, the center of which bears South 03°32'40" West; thence Southerly along the arc of said curve 14.63 feet through a central angle of 167°40'12"; thence South 74°07'32" East 130.61 feet to the point of curvature of a 10.00-foot radius curve to the right, the center of which bears South 15°52'28" West; thence Southeastly along the arc of said curve 10.66 feet through a central angle of 61°03'03"; thence South 13°04'29" East 39.81 feet; thence South 00°18'48" West 65.34 feet to the point of curvature of a 20.00-foot radius curve to the right, the center of which bears North 89°41'12" West; thence Southwestly along the arc of said curve 32.64 feet through a central angle of 83°29'38"; thence North 86°11'34" West 161.56 feet to the point of curvature of a 5.00-foot radius curve to the left, the center of which bears South 03°48'26" West; thence Southwestly along the arc of said curve 10.73 feet through a central angle of 122°57'07"; thence South 29°08'41" East 47.52 feet to said Northerly UDOT Right-of-Way line; thence North 71°05'06" West along said Right-of-Way line 37.41 feet to the POINT OF BEGINNING.

Containing 664,688 square feet or 1.49 acres more or less.

AMENDED PLAT of
DEER CREST VILLAGES 1, 3 and 4
AT THE DEER CREST RESORT
(FORMERLY KNOWN AS JORDANELLE VILLAGES 1 and 3)

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 14,
THE NORTHEAST 1/4 OF SECTION 23,
AND THE WEST 1/2 OF SECTION 24,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN,
WASATCH COUNTY, UTAH

SHEET 2 of 2



COUNTY RECORDER

Entry No. 260997, Fee Paid 63.00, Filed for record
and recorded this 28 day of JULY, 2003,
At 402, in Book No. 642, Page No. 318-361
of the Records.

DEER CREST ASSOCIATES

Deputy County Recorder

County Recorder



JACK JOHNSON COMPANY

Designing World Destinations
In-Person - 1777 Sun Peak Drive - Park City - Utah 84098
Telephone - 435.645.9000 - Facsimile - 435.649.1620
www.jackjohnson.com

AMENDED PLAT

AMENDED PLAT OF DEER CREST VILLAGE 3 AT THE DEER CREST RESORT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND THE SOUTHEAST QUARTER OF SECTION 14
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH
NOVEMBER 2025

PLAT NOTES:

1. THE PARCELS ARE COVERED BY A MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DEER CREST (THE "MASTER DECLARATION") AND A SUPPLEMENTAL MASTER DECLARATION (THE "SUPPLEMENTAL DECLARATION"). EACH PARCEL WILL BE SUBJECT TO THE RIGHTS AND POWERS OF THE DEER CREST MASTER ASSOCIATION, A UTAH NON-PROFIT CORPORATION (THE "MASTER ASSOCIATION"), AND SUBJECT TO THE TERMS OF ITS ARTICLES OF INCORPORATION, ITS BYLAWS AND THE RULES AND REGULATIONS THAT MAY BE ESTABLISHED BY THE MASTER ASSOCIATION FROM TIME TO TIME. CONSTRUCTION OF STRUCTURES ON EACH PARCEL SHALL BE SUBJECT TO THE TERMS AND PROCESSES OF THE DEER CREST DESIGN GUIDELINES ("DESIGN GUIDELINES") AS ESTABLISHED AND AMENDED FROM TIME TO TIME BY THE MASTER ASSOCIATION. THE SITING AND DESIGN OF EACH STRUCTURE SHALL BE APPROVED BY THE DEER CREST REVIEW COMMITTEE (THE "DESIGN REVIEW COMMITTEE") PRIOR TO COMMENCEMENT OF CONSTRUCTION FOLLOWING THE PROCESS ESTABLISHED BY THE DESIGN GUIDELINES. FOLLOWING APPROVAL BY THE DESIGN REVIEW COMMITTEE, CONSTRUCTION ON A PARCEL MUST SECURE THE APPROVAL OF A BUILDING PERMIT FROM ALL APPLICABLE GOVERNMENTAL ENTITIES. THE ENTIRE DEER CREST VILLAGE AREA IS SUBJECT TO A NEIGHBORHOOD MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DEER CREST VILLAGE (THE "DEER CREST VILLAGE DECLARATION") AND THE RIGHTS AND POWER OF THE DEER CREST VILLAGE NEIGHBORHOOD ASSOCIATION (THE "NEIGHBORHOOD ASSOCIATION") AND OF ARTICLES, BYLAWS, RULES AND REGULATIONS. DEER CREST VILLAGE 1 AND 3 ARE ALSO INTENDED TO BE COVERED BY A CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS WHICH WILL BE REQUIRED IN CONNECTION WITH ANY DEVELOPMENT ON THE PARCEL. PARCEL MAINTENANCE SHALL BE HANDLED BY A CONDOMINIUM ASSOCIATION ESTABLISHED BY THE CONDOMINIUM DECLARATION.

2. THE FOLLOWING PREVIOUSLY RECORDED EASEMENTS, AS ORIGINALLY DEDICATED BY THE RECORDATION OF THE PLAT ENTITLED "DEER CREST VILLAGES 1, 3 & 4 AMENDED," RECORDED WITH THE OFFICE OF THE WASATCH COUNTY RECORDER ON JULY 28, 2003 AS ENTRY NO. 260997 IN BOOK 642 AT PAGE 348 REMAIN IN FULL FORCE AND EFFECT TO THE EXTENT AFFECTING THE PROPERTY:

- AN EASEMENT FOR THE MAINTENANCE AND CONSTRUCTION OF THE ROADS AND RELATED SLOPES AND RETAINING WALLS ACROSS PORTIONS OF THE DEVELOPMENT PARCELS OUTSIDE OF STRUCTURES AND ADJACENT TO THE ROADS.
- AN EASEMENT FOR ALL PUBLIC UTILITIES AND FOR DRAINAGE ACROSS PORTIONS OF ALL DEVELOPMENT PARCELS OUTSIDE THE STRUCTURES, WHICH ALSO RUNS IN FAVOR OF EACH UTILITY PROVIDING SERVICES WITHIN THE DEER CREST PROJECT.
- AN EXISTING SURFACE EASEMENT FOR SKI RUNS, TRAILS, AND RELATED FACILITIES ACROSS THE DEVELOPMENT PARCELS, GRANTED TO DEER VALLEY RESORT COMPANY PURSUANT TO THAT CERTAIN AMENDED AND RESTATED OPERATING AND FACILITIES ACQUISITION AGREEMENT DATED APRIL 28, 2003 AND MEMORIALIZED BY THAT CERTAIN MEMORANDUM OF AGREEMENT RECORDED JULY 25, 2003 AS ENTRY NO. 260852 IN BOOK 641 AT PAGE 593 IN THE OFFICE OF THE WASATCH COUNTY RECORDER, AND AS DEDICATED BY NOTE OF THE 2003 PLAT REFERENCED ABOVE. THE ACCESS, USE, AND MAINTENANCE RIGHTS OF DEER VALLEY RESORT COMPANY, THE DEVELOPER, THE MASTER ASSOCIATION, AND THE PUBLIC AS SET FORTH IN SAID AGREEMENT AND PLAT NOTE REMAIN UNAFFECTED BY THIS PLAT.
- OTHER EASEMENTS RELATING TO THE CONSTRUCTION, LANDSCAPING, IMPROVEMENTS AND SALES OF THE DEER CREST PROJECT BY THE OWNER AND THE OPERATIONS OF THE MASTER ASSOCIATION AND NEIGHBORHOOD ASSOCIATION AS DESCRIBED IN THE MASTER DECLARATION AND THE DEER CREST VILLAGE DECLARATION.

3. THE FOLLOWING EASEMENTS ARE DEDICATED BY THE RECORDATION OF THIS PLAT FOR THE USE AND BENEFIT OF THE DEVELOPER, THE MASTER ASSOCIATION, THE OWNERS OF LOTS AND UNITS WITHIN THE DEER CREST PROJECT, AND THEIR GUESTS AND PERMITTED INVITEES:

- AN EASEMENT FOR INGRESS AND EGRESS ACROSS THE PRIVATE RIGHT-OF-WAY SHOWN ON THIS PLAT.
- AN EASEMENT FOR SNOW STORAGE IN THE AREAS SHOWN ON THIS PLAT.

4. THE DEER CREST PROJECT IS ALSO SUBJECT TO EXISTING EASEMENTS AND OTHER INTERESTS OF RECORD.

5. IN ACCORDANCE WITH THE DEER CREST DESIGN GUIDELINES, THE LIMITS OF DISTURBANCE ON EACH PARCEL SHALL BE MINIMIZED; HOWEVER, IN NO EVENT SHALL THE DISTURBANCE EXCEED AN AREA THAT IS 15 FEET FROM THE OUTSIDE FACE AT GRADE OF ANY STRUCTURE TO BE CONSTRUCTED ON ANY PARCEL. IN ADDITION, SIGNIFICANT CLUSTERS OF VEGETATION AND LARGE TREE SPECIMENS SHALL BE PRESERVED WHERE POSSIBLE OF WHERE REQUIRED BY THE DEER CREST DESIGN REVIEW COMMITTEE. SUCH CLUSTERS OF VEGETATION AND LARGE TREES SHALL BE IDENTIFIED ON A PRELIMINARY LANDSCAPE PLAN WHICH SHALL BE SUBMITTED TO THE DEER CREST DESIGN REVIEW COMMITTEE WITH THE FIRST SUBMITTAL OF PROPOSED IMPROVEMENTS.

6. THE ROADS WITHIN THE DEER CREST PROJECT ARE CLASSIFIED AS PRIVATE THOUGH SUBJECT TO CERTAIN PUBLIC PEDESTRIAN AND BIKE ACCESS EASEMENTS FOR CERTAIN LOCATIONS. ALL ROAD MAINTENANCE, INCLUDING SNOW REMOVAL, SHALL BE ARRANGED AND PAID FOR BY THE MASTER ASSOCIATION. DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WASATCH COUNTY FIRE DISTRICT AND THE MIDA MRF PROJECT AREA STANDARDS AND GUIDELINES.

7. STRUCTURES SHALL BE FIRE SPRINKLED AND SHALL BE SUBJECT TO THE APPROVAL OF THE WASATCH COUNTY FIRE DISTRICT.

8. THE OWNERSHIP, OPERATION AND MAINTENANCE OF COMMON ELEMENTS, INCLUDING OPEN SPACE, AND CONDITIONS FOR THE CONSTRUCTION OF DEVELOPMENT PARCELS, ARE SET FORTH IN THE MASTER DECLARATION.

9. VEHICULAR ACCESS THROUGH THE EASTERN PERIMETER CONTROLLED ACCESS GATE AND THE WESTERN PERIMETER CONTROLLED ACCESS GATE IS LIMITED SOLELY TO RESIDENTS AND GUESTS OF PROPERTIES WITHIN THE GATES AND SHALL OTHERWISE BE CLOSED AT ALL TIMES. OWNERS WITHIN THE DEER CREST VILLAGE WILL NOT HAVE ACCESS THROUGH THE GATES.

10. ALL CONSTRUCTION TRAFFIC REGARDLESS OF VEHICULAR WEIGHT IS LIMITED TO US HIGHWAY 40 AND THE EASTERN PERIMETER CONTROLLED ACCESS GATE.

11. PUBLIC SAFETY ACCESS AND UTILITY EASEMENTS ARE HEREBY DEDICATED FOR ALL ROADWAYS AND EMERGENCY ACCESS ROADS.

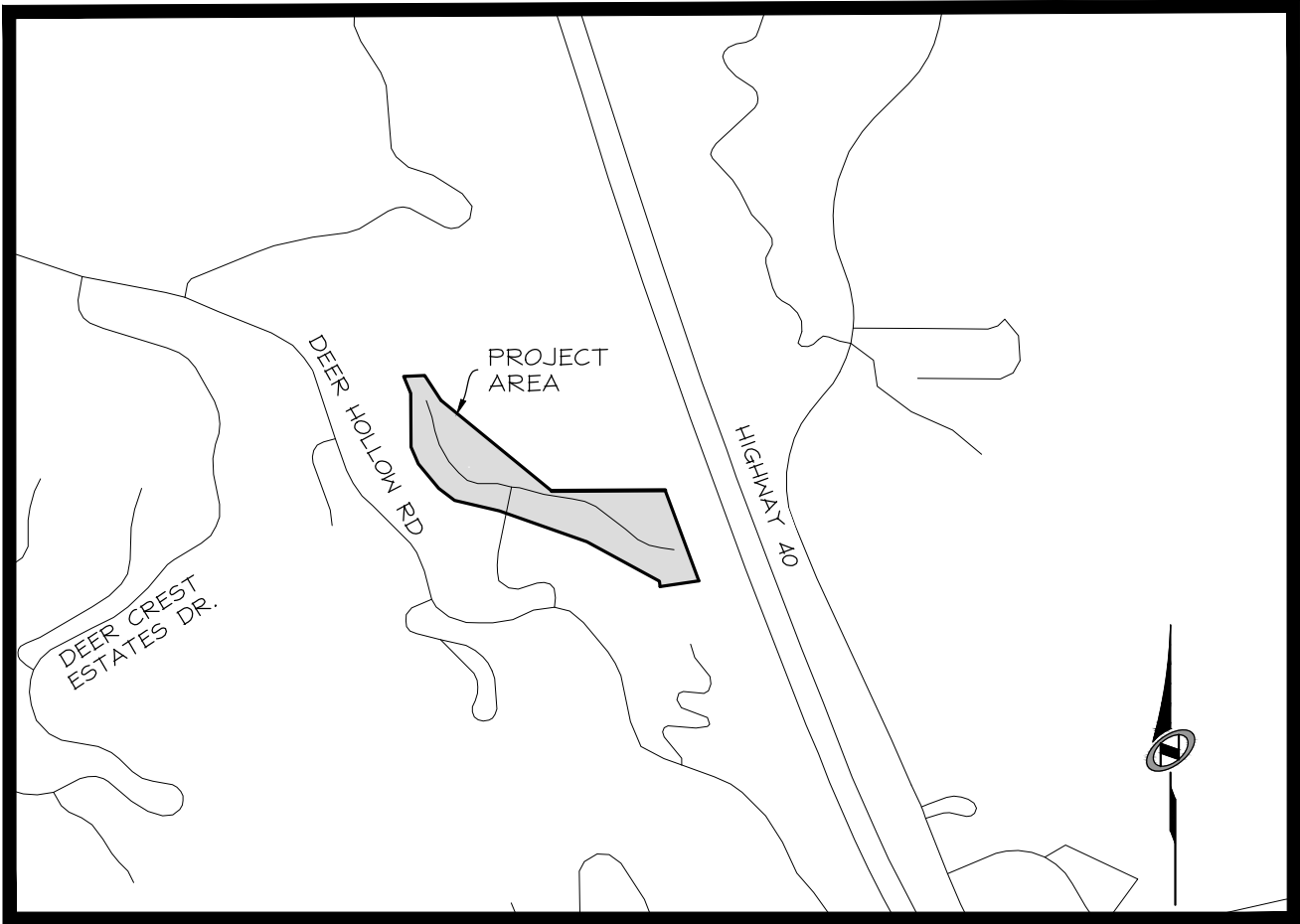
12. PERMANENT MAINTENANCE OF ALL PERIMETER GATES, ROADWAYS, HARD SURFACED PEDESTRIAN/BICYCLE PATHWAYS, INCLUDING SNOW REMOVAL, SHALL BE THE SOLE RESPONSIBILITY OF THE MASTER ASSOCIATION TO THE REASONABLE SATISFACTION OF PARK CITY.

13. PARK CITY MUNICIPAL CORPORATION IS A THIRD-PARTY BENEFICIARY AND THESE GENERAL NOTES 9 THROUGH 13 MAY NOT BE AMENDED WITHOUT PARK CITY'S WRITTEN CONSENT.

14. MAINTENANCE OF ALL STORM AND WATER QUALITY FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE MASTER ASSOCIATION.

15. THE MASTER DECLARATION AND THE DESIGN GUIDELINES CONTAIN RESTRICTIONS ON THE MODIFICATION OF ESTABLISHED DRAINAGE CHANNELS ON DEVELOPMENT PARCELS AND REQUIREMENTS FOR DRAINAGE CONTROL STRUCTURES. SOME ESTABLISHED DRAINAGE CHANNELS AND REQUIRED CONTROL STRUCTURES MAY AFFECT THE DEVELOPMENT PARCELS DESIGNATED ON THE PLAT.

16. THE OWNER OF THE PARCELS SHALL NOT MODIFY OR DISTURB THE ESTABLISHED DEER CREST PRIVATE SKI RUNS, TRAILS, STRUCTURES, SLOPES, LANDSCAPING AND OTHER IMPROVEMENTS BUILT BY THE DEVELOPER, WITHOUT CONSENT OF THE MASTER ASSOCIATION.



VICINITY MAP

N.T.S.

SPECIFIC PLAT NOTES:

- THIS SUBDIVISION PLAT IS APPROVED FOR THE PURPOSE OF PERMITTING THE SEPARATE OWNERSHIP OF THE PARCELS SHOWN HEREIN AND NOT FOR PURPOSES OF AUTHORIZING THE DEVELOPMENT OR CONSTRUCTION OF ANY IMPROVEMENTS ON THE PARCELS. DEVELOPMENT AND CONSTRUCTION WILL REQUIRE GOVERNMENTAL APPROVALS INCLUDING THE APPROVAL OF THE LOCATION AND CONFIGURATION OF UNITS ON THE PARCELS AND THE APPROVAL OF A CONDOMINIUM PLAT OR RECORD OF SURVEY MAP AND RELATED DOCUMENTS FOR THE APPROVED PROJECT CONFIGURATION. THE PROPERTY WITHIN THIS SUBDIVISION PLAT IS WITHIN THE MIDA MILITARY RECREATION FACILITY ("MRF") PROJECT AREA AND THE MILITARY INSTALLATION DEVELOPMENT AUTHORITY ("MIDA") IS THE LAND USE AUTHORITY. ALL DEVELOPMENT ACTIVITIES AND CONSTRUCTION SHALL COMPLY WITH THE MIDA MRF STANDARDS AND GUIDELINES, APPLICABLE MIDA ORDINANCES, AND THE APPROVED MASTER DEVELOPMENT PLAN.
- THE PARCELS ARE APPROVED FOR CERTAIN USES AND DENSITIES AND INTENSITIES OF DEVELOPMENT BY MIDA.
- THE DEVELOPER MUST COMPLY WITH ANY AS-YET UNSATISFIED AFFORDABLE HOUSING REQUIREMENTS AS AGREED TO IN THAT CERTAIN AFFORDABLE HOUSING AGREEMENT FOR THE DEER CREST PROJECT, RECORDED DECEMBER 23, 1998, ENTRY: 209771, BOOK/PAGE: 408/245.
- A PERMANENT ACCESS ROAD PROVIDING ACCESS TO DEER CREST VILLAGE 1, 3 AND 4 SHALL BECOME A COMMON ELEMENT AND SHALL BE MAINTAINED BY THE MASTER ASSOCIATION WHEN THAT ROAD IS COMPLETED.

SURVEYOR'S CERTIFICATE

I, NATHAN CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND HOLD A LICENSE IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF UTAH STATE CODE AND HAVE VERIFIED ALL MEASUREMENTS; AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO PARCELS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOW AS:

AMENDED PLAT OF DEER CREST VILLAGE 3 AT THE DEER CREST RESORT

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND

NATHAN CHRISTENSEN
PROFESSIONAL LAND SURVEYOR
UTAH CERTIFICATE NO. 10175991



LEGAL DESCRIPTION

ALL OF DEER CREST VILLAGE 3, OF THE AMENDED PLAT OF DEER CREST VILLAGES 1, 3, AND 4 AT THE DEER CREST RESORT (FORMERLY KNOWN AS JORDANELLE VILLAGE 1 AND 3, ON FILE AND OF RECORD AT THE WASATCH COUNTY RECORDERS OFFICE, LOCATED IN BOOK 642 AT PAGE 348-367.

CONTAINS 352,154 SF OR 8.08 ACRES.

OWNER'S DEDICATION:

I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO PARCELS AND ROADS, TOGETHER WITH EASEMENTS AS SHOW HEREON TO BE HERE AFTER KNOWN AS:

AMENDED PLAT OF DEER CREST VILLAGE 3 AT THE DEER CREST RESORT

ALL ROADS SHOWN HEREON ARE PRIVATE AND NO PUBLIC RIGHT OF ACCESS OR USE IS CREATED BY THIS PLAT EXCEPT AS EXPRESSLY SHOWN OR GRANTED BY SEPARATE RECORDED INSTRUMENT.

IN WITNESS WHEREOF, THE OWNER(S) HAVE HEREUNTO SET THEIR HANDS THIS ____ DAY OF _____, 20____.

OWNER: _____.

BY: _____.

TITLE: _____.

DATE: _____.

ACKNOWLEDGEMENT:

IN WITNESS WHEREOF, DECLARANT HAS EXECUTED THIS OWNER'S DEDICATION AS OF THE ____ DAY OF _____, 20____.

BY:_____

NAME:_____

TITLE:_____

STATE OF UTAH }S.S.

COUNTY OF SALT LAKE

ON THIS____ DAY OF ____ 20____ BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED AS THE AUTHORIZED SIGNATORY OF DEER CREST ASSOCIATES I, LC A UTAH LIMITED LIABILITY COMPANY, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS INSTRUMENT, AND DULY ACKNOWLEDGED THAT HE/SHE EXECUTED THIS INSTRUMENT IN HIS/HER AUTHORIZED CAPACITY ON BEHALF OF SAID COMPANY, INTENDING TO BE LEGALLY BOUND. WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC SIGNATURE:_____

RESIDING IN:_____

COMMISSION #: _____

MY COMMISSION EXPIRES: _____

AMENDED PLAT OF DEER CREST VILLAGE 3
AT THE DEER CREST RESORT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND THE SOUTHEAST QUARTER OF SECTION 14
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH
NOVEMBER 2025

Sheet 1 of 2

OWNER/DEVELOPER

DEER CREST ASSOCIATES I, L.C.
A UTAH LIMITED LIABILITY COMPANY



RECORDED #

STATE OF UTAH, COUNTY OF WASATCH
RECORDED AND FILED AT THE

RECORDED NO: _____

REQUEST OF: _____

DATE: _____ TIME: _____

BOOK: _____ PAGE: _____

FEE \$ _____

WASATCH COUNTY RECORDER

WASATCH COUNTY FIRE DISTRICT

APPROVED AND ACCEPTED THIS____DAY
OF _____, 20____.

BY WASATCH COUNTY FIRE DISTRICT
AUTHORIZED REPRESENTATIVE

JORDANELLE SPECIAL SERVICE DISTRICT

APPROVED AND ACCEPTED THIS____DAY
OF _____, 20____.

MANAGER, SPECIAL SERVICE DISTRICT

WASATCH COUNTY SURVEYOR

APPROVED TO FORM THIS____DAY
OF _____, 20____.

RECORD OF SURVEY NO. _____.

WASATCH COUNTY SURVEYOR

MIDA ATTORNEY

APPROVED TO FORM THIS____DAY
OF _____, 20____.

MIDA ATTORNEY

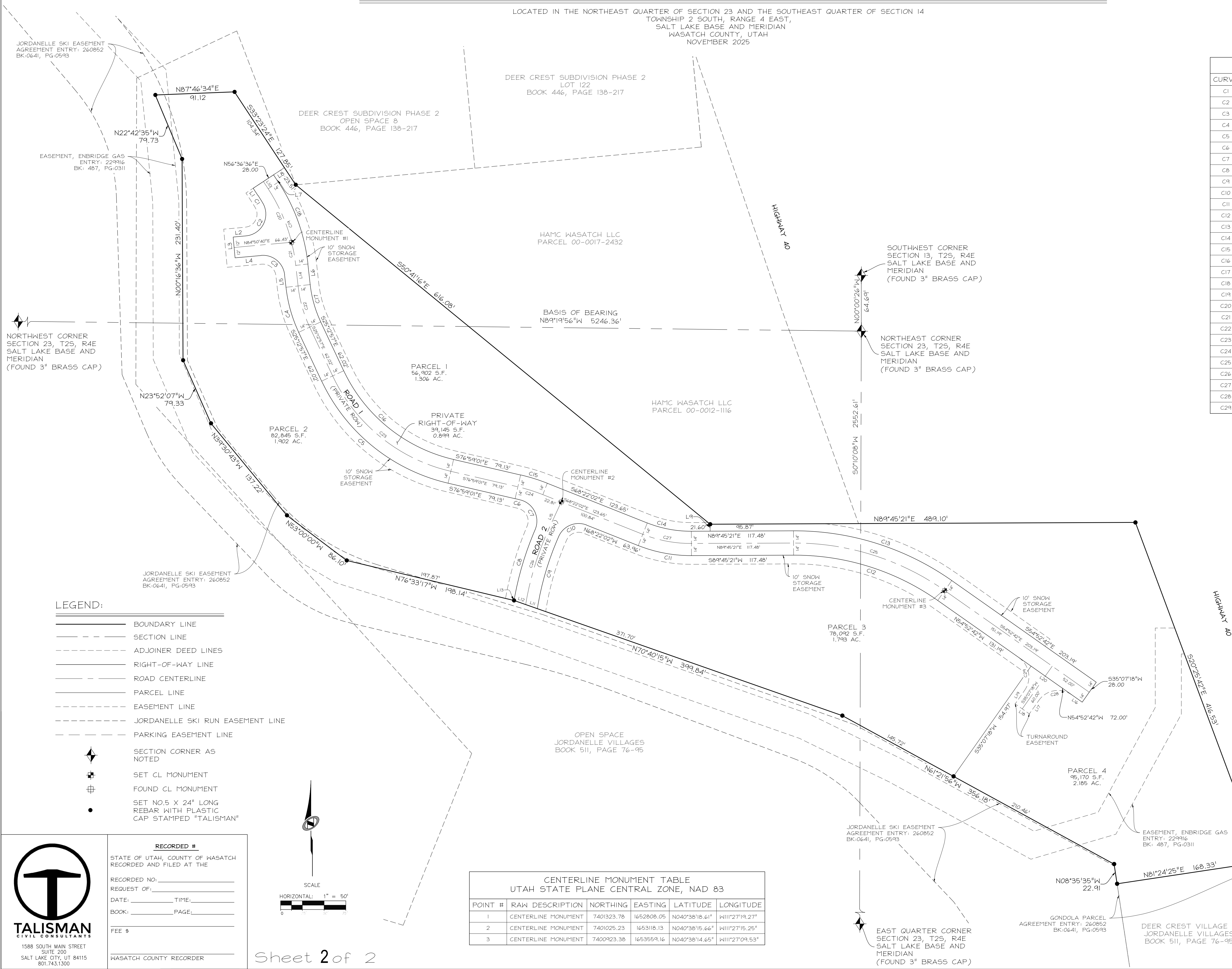
MILITARY INSTALLATION DEVELOPMENT
AUTHORITY (MIDA)

APPROVED AND ACCEPTED THIS____DAY
OF _____, 20____.

MRF PROJECT AREA MANAGER

AMENDED PLAT OF DEER CREST VILLAGE 3 AT THE DEER CREST RESORT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND THE SOUTHEAST QUARTER OF SECTION 14
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH
NOVEMBER 2025



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	186.00	10.57	3°15'19"	N31°45'45"W	10.57
C2	25.00	50.17	114°58'46"	N27°21'17"E	42.16
C3	25.00	38.76	88°49'39"	N50°44'30"W	34.99
C4	164.00	54.06	18°53'13"	S15°46'20"E	53.82
C5	214.00	193.35	51°46'04"	S51°05'59"E	186.84
C6	186.00	6.68	2°03'25"	N75°57'18"W	6.68
C7	25.00	42.87	98°14'42"	N25°48'14"W	37.81
C8	362.55	85.09	13°26'49"	S16°35'42"W	84.89
C9	334.55	86.78	14°51'43"	S16°30'28"W	86.54
C10	25.00	38.26	87°41'38"	S67°47'09"W	34.64
C11	164.00	62.62	21°52'37"	S79°18'21"E	62.24
C12	286.00	176.53	35°21'58"	N72°33'41"W	173.75
C13	314.00	193.82	35°21'58"	N72°33'41"W	190.76
C14	136.00	51.93	21°52'37"	S79°18'21"E	51.61
C15	214.00	32.18	8°36'59"	N72°40'31"W	32.15
C16	186.00	168.05	51°46'04"	S51°05'59"E	162.40
C17	136.00	44.83	18°53'13"	S15°46'20"E	44.63
C18	214.00	101.07	27°03'40"	N19°51'34"W	100.14
C19	200.00	94.46	27°03'40"	S19°51'34"E	93.59
C20	200.00	67.44	19°19'15"	S23°43'47"E	67.12
C21	200.00	27.02	7°44'25"	S10°11'56"E	27.00
C22	150.00	49.45	18°53'13"	S15°46'20"E	49.22
C23	200.00	180.70	51°46'04"	S51°05'59"E	174.62
C24	200.00	30.08	8°36'59"	S72°40'31"E	30.05
C25	300.00	185.18	35°21'58"	S72°33'41"E	182.25
C26	348.55	93.67	15°23'51"	N17°11'31"E	93.39
C27	150.00	57.27	21°52'37"	S79°18'21"E	56.93
C28	27.00	42.41	90°00'01"	S80°07'18"W	38.18
C29	27.00	42.41	90°00'02"	N09°52'41"W	38.18

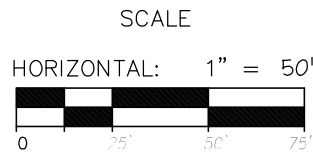
LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00	S33°23'24"E
L2	14.78	S84°50'40"W
L3	24.00	S5°09'20"E
L4	30.00	N84°50'40"E
L5	14.49	S6°19'44"E
L6	23.80	S6°19'44"E
L7	10.00	S33°23'24"E
L8	15.00	N56°36'36"E
L9	8.00	S0°00'00"E
L10	10.00	S33°23'24"E
L11	14.22	N70°39'48"W
L12	13.92	N70°40'43"W
L13	0.27	N76°33'17"W
L14	23.80	S6°19'44"E
L15	31.70	N24°53'27"E
L16	15.00	N54°52'42"W
L17	19.00	N35°07'18"E
L18	20.00	S54°52'42"E
L19	19.00	S35°07'18"W
L20	74.00	N54°52'42"W

- LEGEND:
- BOUNDARY LINE
 - SECTION LINE
 - ADJOINER DEED LINES
 - RIGHT-OF-WAY LINE
 - ROAD CENTERLINE
 - PARCEL LINE
 - EASEMENT LINE
 - JORDANELLE SKI RUN EASEMENT LINE
 - PARKING EASEMENT LINE

- SECTION CORNER AS NOTED
- SET CL MONUMENT
- FOUND CL MONUMENT
- SET NO.5 X 24" LONG REBAR WITH PLASTIC CAP STAMPED "TALISMAN"



RECORDED #
STATE OF UTAH, COUNTY OF WASATCH
RECORDED AND FILED AT THE
RECORDED NO: _____
REQUEST OF: _____
DATE: _____ TIME: _____
BOOK: _____ PAGE: _____
FEE \$ _____
WASATCH COUNTY RECORDER



CENTERLINE MONUMENT TABLE UTAH STATE PLANE CENTRAL ZONE, NAD 83					
POINT #	RAW DESCRIPTION	NORTHING	EASTING	LATITUDE	LONGITUDE
1	CENTERLINE MONUMENT	7401323.78	1652808.05	N040°38'18.61"	W111°27'19.27"
2	CENTERLINE MONUMENT	7401025.23	1653118.13	N040°38'15.66"	W111°27'15.25"
3	CENTERLINE MONUMENT	7400923.38	1653559.16	N040°38'14.65"	W111°27'09.53"