



Community Development Department

P.O. Box 128
60 North Main Street
Coalville, Utah 84017
summitcountyutah.gov

STAFF REPORT

To: Shayne Scott, County Manager (CM)
From: Tiffanie N. Robinson, Senior Planner
Date of Meeting: December 15, 2025
Type of Item: West Willow Draw Development Area Master Plat Amendment and RC7
WWD3 and WWD5 Subdivision – Plat Amendment and Subdivision Plat
Public Hearing, Possible Recommendation
Process: Administrative Review
File: #25-105 and #25-106

Recommendation

Staff has reviewed the application for compliance with all standards in the Snyderville Basin Development Code and the Canyons Development Agreement (DA) and found it meets the minimum requirements for approval. Taking into consideration the recommendation from the Snyderville Basin Planning Commission, Canyons DRC, Staff suggests that the County Manager conduct a public hearing and approve the West Willow Draw Development Area Master Plat Amendment and RC7, WWD3 and WWD5 Subdivision Plat to the County Manager, pursuant to the findings of fact, conclusions of law, and conditions of approval found in this staff report.

Project Description

Project Name: West Willow Draw Development Area Master Plat Amended and RC7, WWD3 and WWD5 Subdivision - Final Subdivision Plat
Project #: 25-105 and 25-106
Applicant(s): Spencer White, authorized representative
Zone District: Specially Planned Area (SPA)
Parcel(s) Number and Owner:

PARCEL	OWNER
WWDDAM-WWD-1	Canyons Golf Club, LLC
WWDDAM-WWD-2	Canyons Golf Club, LLC
WWDDAM-WWD-4A	TCFC Propco, LP
WWDDAM-WWD-4B	TCFC Propco, LP
WWDDAM-WWD-7	The Canyons Resort Village Association Inc.
WWDDAM-WWD-8	The Canyons Resort Village Association Inc.
PP-73-A	TCFC PC Leaseco, LP
PP-73-C	TCFC PC Leaseco, LP
PP-74-G	TCFC Propco, LP
PP-75-A-2	TCFC Propco, LP

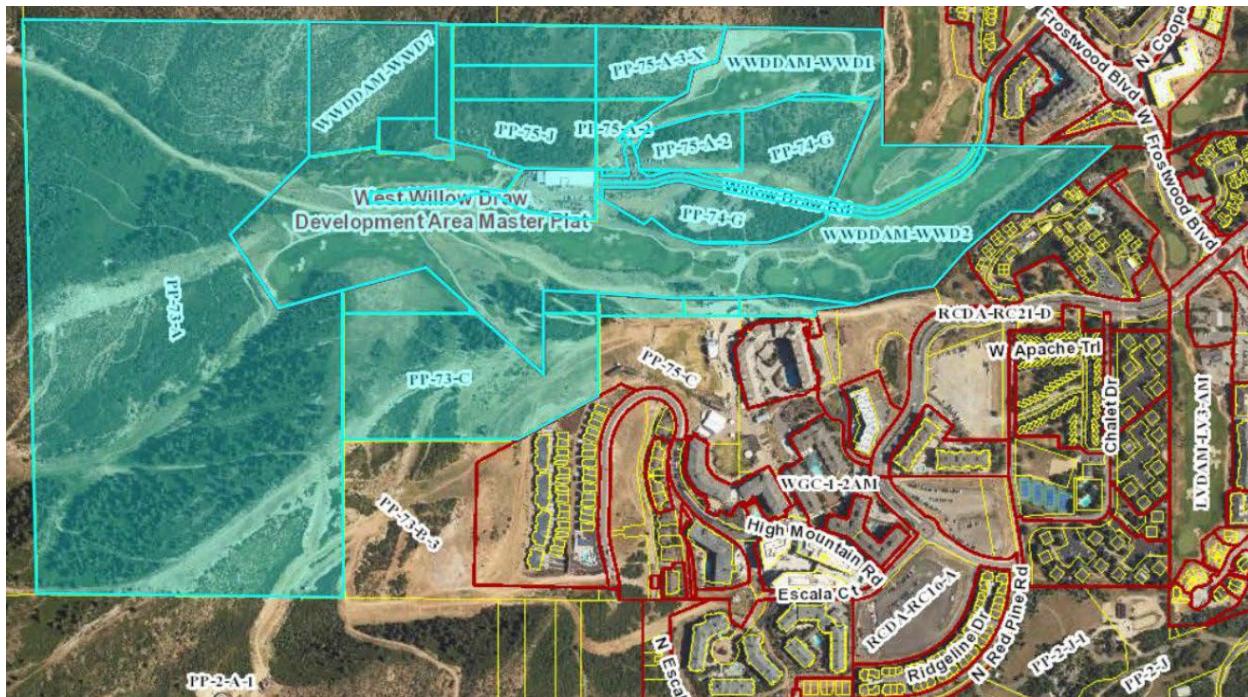
PP-75-H-1	TCFC PC Leaseco, LP
PP-75-H-1-A	TCFC PC Leaseco, LP
PP-75-H-X	Summit County
PP-75-A-3-X	Summit County
PP-75-A-9-X	Summit County
PP-75-H-5	W35 LP
PP-75-H-6	W35 LP
PP-75-J	W35 LP
PP-74-G-1	TCFC Propco, LP
PP-74-D	TCFC Propco, LP
PP-75-A-5	TCFC PC Leaseco, LP

Type of Process: Administrative
 Final Land Use Authority: County Manager

Proposal

The applicant, Spencer White, on behalf of TCFC, proposes a series of amendments to the West Willow Draw Development Area Master Plat. The amendment will involve modifications to interior and exterior property lines, land exchanges, modifications to easements, relocation of West Willow Draw Road, and other cleanup items. Additionally, an application for a final subdivision plat to include lots RC7, WWD3, and WWD5 (as anticipated in the Canyons Development Agreement) is being requested for inclusion in the amended plat.

Vicinity Map



Background

The Canyons Specially Planned area consists of several development areas, including the Resort Core, Lower Village, East and West Willow Draw, and Frostwood. Except for the Resort Core, each of these areas has been master-platted, showing development parcel boundaries, density and use, roads, and main utility easements.

The current West Willow Draw Development Area Master Plat was recorded in 2010. **EXHIBIT B** When the Master Plat was initially approved, lack of landowner participation, ongoing enforcement actions from the 2008 Standstill and Forbearance Agreement, and other legal issues prevented parcels PP-73-A, PP-75-J, PP-75-A-2, and PP-73-C from being included in the master plat. In 2015, the enforcement action was terminated, and other legal matters have been resolved.

On June 21, 2025, a plat amendment application was filed to make a series of amendments to the West Willow Draw Development Area Master Plat. The proposed amendments include:

1. Adjustment of some interior and exterior boundaries around the golf course to add or subtract areas and accurately reflect the as-built location of the golf course. This will result in numerous property exchanges between all property owners involved in the amendment.
EXHIBIT C
2. Willow Draw Road (WWD8) will be slightly adjusted to the north.
3. Plat notes will be removed and updated to reflect the changes from the SPA Amendment of December 2017.
4. Removal and/or update several utility easements.

Simultaneously, a Final Subdivision application was received to incorporate parcels PP-73-A, PP-75-J, PP-75-A-2, and PP-73-C, creating Lots RC7, WWD-3, and WWD-5 into the West Willow Draw Development Area Master Plat, as anticipated by the Canyons Development Agreement.

The Canyons Development Agreement allocates the use, height, and maximum allowed square footage for each parcel within the Resort. On December 13, 2017, the Summit County Council approved the Amended and Restated Canyons Specially Planned Area and Development Agreement by adoption of Ordinance #334-C. Per the Amended and Restated Agreement and according to the Land Use Chart RC7, WWD3 and WWD5 are entitled to:

W 1-35/WWD3	2.5		227,500	227,500	-	Residential-Single Family Detached
W. 36/WWD4	3.5		-	-	-	Resort Operations and Maintenance Facility with Associated Storage and Surface Parking
W. 37/WWD5	3		159,000	159,000		Residential-Multi Family
RC. 7/WWD6 - Building A		7,067	202,937	185,312	37,625	Hotel/Lodging Units/Commercial/Retail/Support
Building B - Conference Center		6,950	48,171	-	48,171	Conference Center/Commercial/Retail/Support
Building C		7,016	304,378	254,503	49,875	Hotel/Lodging Units/Commercial/Retail/Support

On May 14, 2025, the Canyons Design Review Committee (DRC) reviewed and forwarded a recommendation for approval of West Willow Draw Development Area Master Plat Amended and RC7, WWD3, and WWD5 Subdivision **EXHIBIT D**.

The Snyderville Basin Planning Commission discussed the proposed amendment and Final Subdivision Plat on December 9, 2025, and forwarded a unanimous positive recommendation to the County Manager.

Analysis and Findings

The approval process for all Final Subdivision Plats within the Canyons SPA area is governed by the Canyons SPA Development Agreement. Section 2.7 of the Amended and Restated Development Agreement, adopted on November 15th, 1999, outlines the Development Approval Process for all Final Subdivision Plats within the SPA. After reviewing the proposed Final Subdivision Plat, the Planning Commission shall make a recommendation to the Board of County Commissioners. The County Manager now oversees this administrative function. The County Manager will then conduct a public hearing and make a final decision to approve, approve with conditions, or deny the project.

Staff has forwarded the proposed plat to service providers for comment before scheduling it for discussion. Comments received indicate the ability to serve the project and request additional or modified easements and/or technical corrections before signing the plat. It appears that the latest corrected plat has addressed these comments, except for a few technical corrections. Staff has recommended a condition of approval that all service provider comments be satisfied before signing and recording the amended final subdivision plat.

Staff's review of the proposed final subdivision plat, based upon the information presented and with the recommendation of the Canyons DRC, indicates that the project complies with the Canyons Development Agreement and meets the minimum requirement for approval in the Snyderville Basin Development Code.

Recommendation

It is staff's finding that the project meets the applicable standards in the Snyderville Basin Development Code and the Canyons Development Agreement, as conditioned. Staff suggests that the County Manager conduct a public hearing for the West Willow Draw Development Area Master Plat Amended and RC7 WWD3 and WWD5 Final Subdivision Plat and approve the proposal, based on the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact:

1. According to the current assessor's parcel information, WWDDAM-WWD-7 and WWDDAM-WWD-8 is owned by The Canyons Resort Village Association Inc.
2. According to the current assessor's parcel information, PP-73-A, PP-73-C, PP-75-A-5, PP-75-H-1, and PP-75-H-1-A are owned by TCFC PC Leaseco, LP.
3. According to the current assessor's parcel information, WWDDAM-WWD-4A, WWDDAM-

WWD-4B, PP-74-G, PP-75-A-2, PP-74-G-1, PP-74-D is owned by TCFC Propco, LP.

4. According to the current assessor's parcel information, PP-75-H-X, PP-75-A-3-X, and PP-75-A-9-X are owned by Summit County.
5. According to the current assessor's parcel information PP-75-H-5, PP-75-H-6 and PP-75-J is owned by W35 LP.
6. The property owners authorized Spencer White to process the application for the West Willow Draw Development Area Master Plat, Amended, and RC7 WWD3 and WWD5 Subdivision.
7. Parcels WWDDAM-WWD-1, WWDDAM-WWD-2, WWDDAM-WWD-7, WWDDAM-WWD-8, PP-73-A, PP-73-C, PP-75-A-5, PP-75-H-1, P-75-H-1-A, PP-74-G, PP-75-A-2, PP-74-G-1, PP-74-D, PP-75-H-X, PP-75-A-3-X, PP-75-A-9-X, PP-75-H-5, PP-75-H-6, PP-75-J are zoned Specially Planned Area (SPA) and are within the Canyons SPA boundaries.
8. On June 4, 2025, an application was received for a Plat Amendment and Final Subdivision Plat for the West Willow Draw Development Area Master Plat Amended and RC7 WWD3 and WWD5 Subdivision involving parcels WWDDAM-WWD-1, WWDDAM-WWD-2, WWDDAM-WWD-7, WWDDAM-WWD-8, PP-73-A, PP-73-C, PP-75-A-5, PP-75-H-1, P-75-H-1-A, PP-74-G, PP-75-A-2, PP-74-G-1, PP-74-D, PP-75-H-X, PP-75-A-3-X, PP-75-A-9-X, PP-75-H-5, PP-75-H-6, PP-75-J.
9. The proposed plat includes adjustments to some interior and exterior boundaries around the golf course to add/subtract and accurately reflect the as-built location of the golf course, adjusting Willow Draw Road (WWD8) to the north, removal or updated plat notes to reflect the changes from the SPA Amendment of December 2017, and removal or updates to several utility easements.
10. The amended plat also incorporates the subdivision and inclusion of WWD3, WWD5, and RC7, as anticipated in the Canyons Development Agreement.
11. The Canyons CVMA provided a positive recommendation letter on May 14, 2025, for the proposed West Willow Draw Development Area Master Plat, Amended and RC7 WWD3 and WWD5 Subdivision Plat Amendment, and Final Subdivision Plat.
12. Service providers have reviewed the proposed final subdivision plat and indicated that it meets their standards, as conditioned.
13. On December 9, 2025, the Snyderville Basin Planning Commission forwarded a unanimous positive recommendation to the County Manager for the proposed Plat Amendment and Final Subdivision.

Conclusions of Law:

1. The proposed West Willow Draw Development Area Master Plat Amended and RC7 WWD3 and WWD5 Subdivision complies with all requirements of the Snyderville Basin Development Code and the Canyons Development Agreement, as conditioned.
2. The proposed West Willow Draw Development Area Master Plat Amended and RC7 WWD3 and WWD5 Subdivision Final Subdivision Plat, as conditioned, is consistent with the Snyderville Basin General Plan, as amended.

Conditions of Approval:

1. All service provider conditions shall be met to their satisfaction before recordation of the plat.
2. The Summit County Attorney's Office shall review and approve the subdivision plat

notes for consistency with the conditions of approval and terms of the Canyons Development Agreement, along with a current title report, before recordation of the plat.

3. No development activity or issuance of any development permits may occur on these parcels until a detailed Low Impact Permit or Final Site Plan, and Development Improvement Agreement is reviewed, approved, and recorded on a site-by-site basis, as outlined in the Canyons Development Agreement.

Public Notice, Meetings and Comments

This item has been scheduled as a public hearing and possible action. Notice has been published in the December 6, 2025, edition of the Park Record, and courtesy notices have been sent to all property owners within 1,000 feet of the parcels involved in the proposal.

Attachments

EXHIBIT A - Proposed Final Subdivision Plat

EXHIBIT B - Original West Willow Draw Development Area Master Plat

EXHIBIT C -Illustration of modified boundaries, land exchanges, and road adjustment Canyons

EXHIBIT D- DRC Recommendation Letter

SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 4857264, 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 into lots and streets, together with easements, hereafter to be known as WEST WILLOW DRAW DEVELOPMENT AREA MASTER PLAT AMENDED and that the same has been correctly surveyed and monumented on the ground as shown on this plat.



A parcel of land located in the south half of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian, said parcel described as follows:

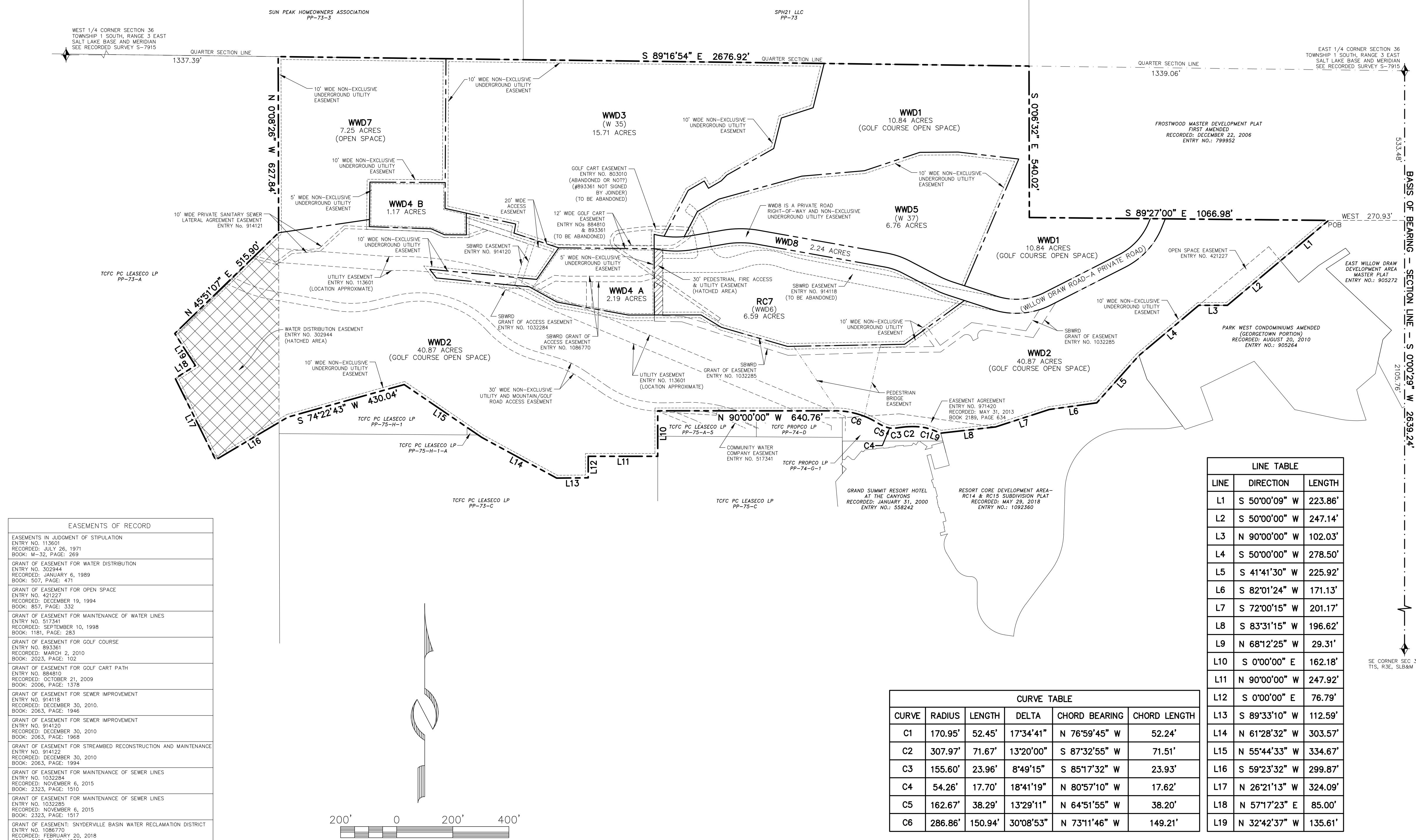
Beginning at a point that is South 00'00"29" West 533.48 feet coincident with the section line and West 270.93 feet from the east quarter corner of Section 36, Township 1 South, Range 3 East, Salt Lake Base and Meridian (Basis of Bearing being South 00'00"29" West 2639.24 feet said point being the east quarter corner and a GLO brass cap at the southeast corner of said Section 36), said point being the easternmost corner of West Willow Draw Development Area Master Plat, recorded December 30, 2010, as Entry No. 914098 in the Office of the Recorder, Summit County, Utah; and running thence coincident with the easterly boundary of West Willow Draw the following three (3) courses: 1) South 50'00"00" West 470.99 feet; thence 2) West 102.03 feet; thence 3) South 50'00"00" West 278.50 feet to a point on the northerly boundary of Resort Core Development Area-RC14 & RC15 Subdivision Plat, recorded May 29, 2018, as Entry No. 1092360 in the Office of the Recorder, Summit County, Utah; thence coincident with said northerly boundary of RC14 & RC15 the following four (4) courses: 1) South 41'41"30" West 225.92 feet; thence 2) South 82'01"24" West 171.13 feet; thence 3) South 72'00"15" West 201.17 feet; thence 4) South 83'31"15" West 196.62 feet; thence North 68'12"25" West 29.31 feet to a point on a curve to the left having a radius of 170.95 feet, of which the radius point bears South 21'47"35" West; thence along the arc of said curve 52.45 feet through a central angle of 17'34"41" to a point of compound curve to the left having a radius of 307.97 feet, of which the radius point bears South 04'12"54" West; thence westerly along the arc of said curve 71.67 feet through a central angle of 13'20"00" to a point of reverse curve to the right having a radius of 155.60 feet, of which the radius point bears North 09'07"05" West; thence westerly along the arc of said curve 23.96 feet through a central angle of 08'49"15" to a point of compound curve to the right having a radius of 17.70 feet through a central angle of 18'41"19" to a point of compound curve to the right having a radius of 162.67 feet, of which the radius point bears North 00'17"50" West; thence westerly along the arc of said curve 38.29 feet through a central angle of 13'29"11" to a point of reverse curve to the left having a radius of 286.86 feet, of which the radius point bears South 31'52"41" West; thence westerly along the arc of said curve 150.94 feet through a central angle of 30'08"53" to a point of compound curve to the right having a radius of 162.67 feet, of which the radius point bears North 16'40"56" West; thence South 162.18 feet; thence West 247.92 feet; thence South 76.79 feet; thence North 55'44"33" West 334.67 feet to a point on the southerly boundary of said West Willow Draw; thence coincident with the southerly boundary of West Willow Draw South 74'22"43" West 43.00 feet; thence South 59'23"32" West 299.87 feet; thence North 26'21"13" West 324.09 feet; thence North 57'17"23" East 85.00 feet to a point on the westerly boundary of said West Willow Draw; thence coincident with the westerly boundary of West Willow Draw the following three (3) courses: 1) North 32'42"37" West 135.61 feet; thence 2) North 45'51"07" East 515.90 feet; thence North 00'08"26" West 627.84 feet to a point on the east-west quarter section line of Section 36; thence coincident with the east-west quarter section line South 89'16"54" East 287.92 feet to the northeasterly corner of WWD1, West Willow Draw Development Area Master Plat; thence coincident with WWD1 the following two (2) courses: 1) South 00'06"32" East 540.02 feet; thence 2) South 89'27"00" East 1066.97 feet to the point of beginning.

Contains 93.62 acres, more or less.

NOTES

- See Sheet 2 for interior boundary information.
- See Sheet 3 for easement information and detail.
- See Record of Survey S-7915 on file with the Summit County Surveyor's Office.
- A blanket Ski Easement Agreement affecting the property was recorded on January 25, 2007, as Entry No. 803030. The above described blanket Ski Easement Agreement is affected by the Partial Releases of Ski Easement recorded December 30, 2010 as Entry No. 914097 and recorded July 28, 2011, as Entry No. 927088.
- For clarity, not all original plat of record lot lines are shown. See original plat of record, Entry No. 914098, recorded December 30, 2010.

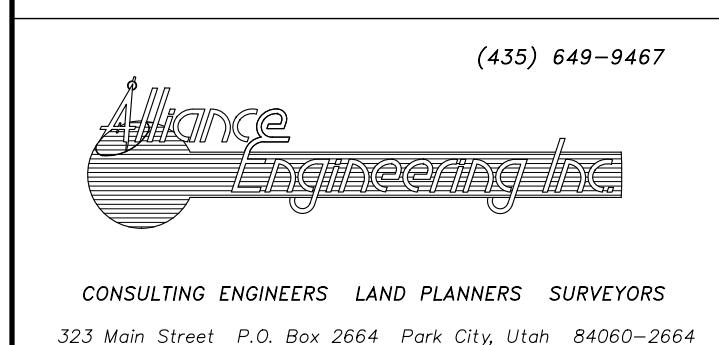
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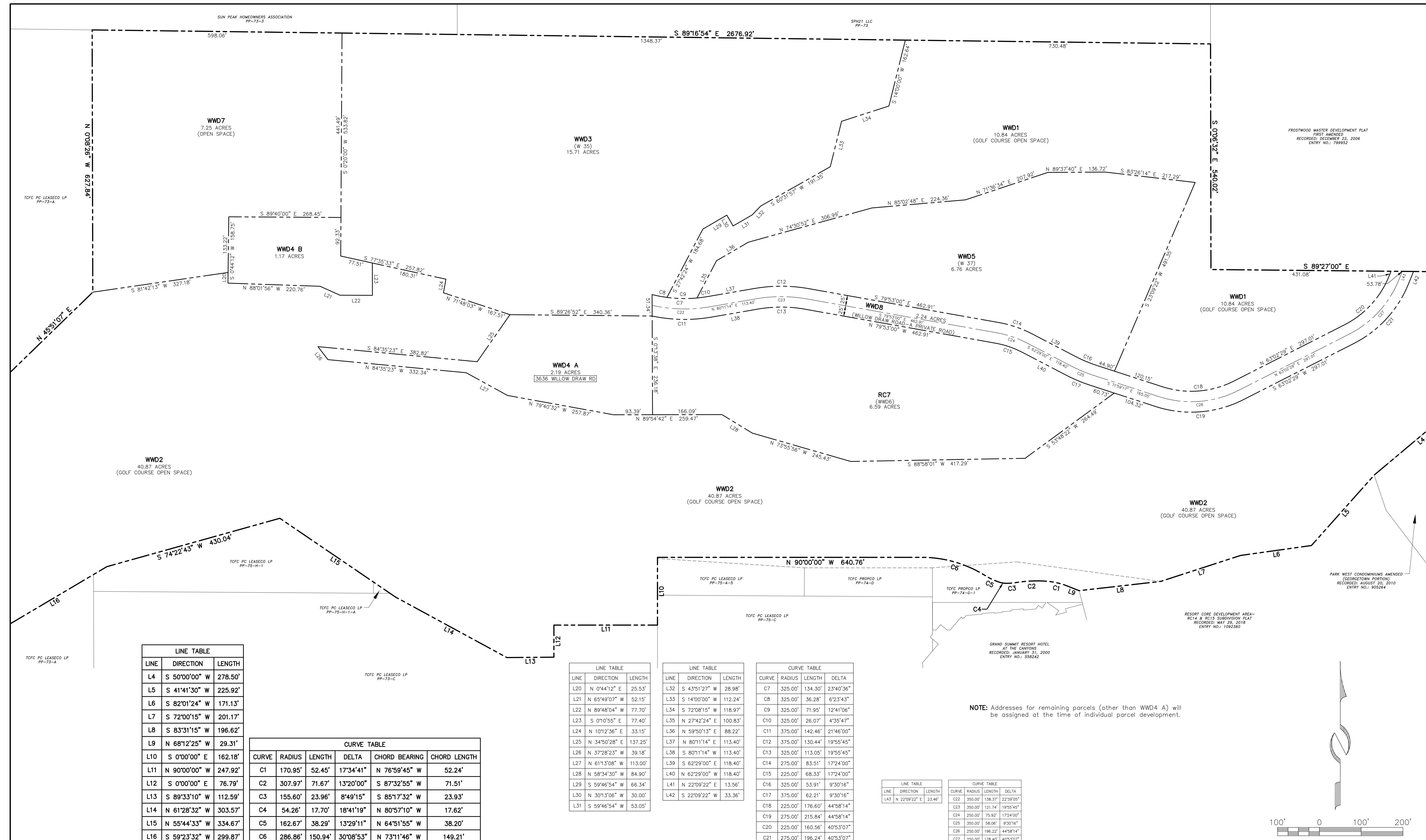
WEST WILLOW DRAW DEVELOPMENT AREA MASTER PLAT AMENDED

LOCATED IN THE SOUTH HALF OF SECTION 36
TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

10/14/25 JOB NO.: 2-4-19 FILE: X:\CanyonsLDP\dwg\srv\plat2019\020419.dwg



ENBRIDGE GAS APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2025 BY: _____ TITLE: _____	SUMMIT WATER DISTRIBUTION COMPANY APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2025 SUMMIT WATER DISTRIBUTION COMPANY	THE CANYONS RESORT VILLAGE ASSOCIATION, INC. BY: _____ PRINT NAME: _____ TITLE: _____ DATE: _____	ROCKY MOUNTAIN POWER THE UTILITY EASEMENTS SHOWN HEREON HAVE BEEN APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2025 BY ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP., AUTHORIZED AGENT	PARK CITY FIRE SERVICE DISTRICT THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE PARK CITY FIRE SERVICE DISTRICT AND ACCEPTED THIS _____ DAY OF _____, 2025 BY PARK CITY FIRE SERVICE DISTRICT	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2025 BY _____ ENGINEERING DEPARTMENT		
PUBLIC SAFETY ANSWERING POINT APPROVAL APPROVED THIS _____ DAY OF _____, 2025 BY _____ SUMMIT COUNTY GIS COORDINATOR	S.B.S.R.D. APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2025 AUTHORIZED REPRESENTATIVE	COUNTY TREASURER REVIEWED AND ACCEPTED BY THE SUMMIT COUNTY ASSESSOR THIS DAY OF _____, 2025 BY COUNTY TREASURER	COUNTY MANAGER APPROVAL PRESENTED TO THE SUMMIT COUNTY MANAGER THIS _____ DAY OF _____, 2025 AT WHICH TIME THIS PLAT WAS APPROVED AND ACCEPTED. ON BEHALF OF THE SUMMIT COUNTY COUNCIL BY SUMMIT COUNTY MANAGER	COUNTY ENGINEER I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE. DATE _____ SUMMIT COUNTY ENGINEER	COUNTY PLANNING COMMISSION APPROVED AND ACCEPTED BY SNYDERVILLE BASIN PLANNING COMMISSION THIS _____ DAY OF _____, 2025 BY COMMISSION CHAIRMAN	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2025 BY SUMMIT COUNTY ATTORNEY	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ FEE _____ RECORDER TIME _____ DATE _____ ENTRY NO. _____



WEST WILLOW DRAW DEVELOPMENT AREA MASTER PLAT AMENDED

LOCATED IN THE SOUTH HALF OF SECTION 36
TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH

10/14/25	RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED	AT THE REQUEST OF
TIME	RECORDED
DATE	ENTRY NO.

FEE RECORDER
TIME DATE ENTRY NO.

EXHIBIT A2

NOTES:

1. The tracts of land that are described in, subdivided by, and platted pursuant to this West Willow Draw Development Area Master Plat – First Amended and Restated (“Master Plat”) are referred to herein as the “Platted Lands.” The Platted Lands are situated within a portion of the area constituting the “West Willow Draw Development Area” (“West Willow Draw Development Area”) which is a part of The Canyons Specially Planned Area, Zoned Development Category (“SPA”) established pursuant to Summit County Ordinance No. 333A, approved November 15, 1999, as amended, and generally depicted and described in the Amended and Restated Development Agreement for The Canyons Specially Planned Area, dated November 15, 1999, and recorded on November 24, 1999, as Entry No. 553911, in Book 1297, beginning at Page 405, in the official records of the Summit County, Utah Recorder (“Official Records”), together with amendments thereto (as amended, the “SPA Development Agreement”). As used in these Plat Notes, the term “Parcel” shall mean any tract of land, specifically described, delineated, or demarcated as part of the Platted Lands.

2. This Master Plat is subject to, among other things, the provisions of: (a) the SPA Development Agreement, dated November 15, 1999 and recorded on December 15, 1999, as Entry No. 55285, in Book 1300, beginning at Page 1, in the Official Records, together with amendments thereto (as amended, the “Management Agreement”); (c) the Cost Sharing Agreement for West Willow Draw Basic Infrastructure, dated December 30, 2010 and recorded on December 30, 2010, as Entry No. 914101, in Book 2063, beginning at Page 1834, in the Official Records, together with any amendments thereto (as amended, the “West Willow Draw Cost Sharing Agreement”); and (d) the Master Easement Agreement (West Willow Draw), dated December 30, 2010 and recorded on December 30, 2010, as Entry No. 914109, in Book 2063, beginning at Page 1785, in the Official Records, together with any amendments thereto (as amended, the “Master Easement Agreement”).

3. Immediately after the recording of this Master Plat, fee title to the Platted Lands will be retained by and/or quieted to, as applicable, the Owners as identified in the table set forth in Plat Note 6 below. After the recording of this Master Plat, the following instruments (collectively, referred to as the “Recorded Documents”) are expected to be recorded in the Official Records as to one or more of the Platted Lands: (i) _____, (ii) _____, and (iii) _____. The effective date and recording information for each of the Recorded Documents will be provided therein. Any easements located or to be located within the Platted Lands as granted by the Recorded Documents may be amended or relocated in accordance with the terms and conditions of the Recorded Documents.

4. The West Willow Draw Cost Sharing Agreement provides for and permits the future joinder by certain owners of any Unplatted Lands (as this term is defined in the West Willow Draw Cost Sharing Agreement). As of the date of recording of this Master Plat, there are no Unplatted Lands and all of the Owners of the Platted Lands have previously elected to become a Joining Party or a Financial Participant (as each of these terms are defined in the West Willow Draw Cost Sharing Agreement). The West Willow Draw Cost Sharing Agreement sets forth, among other things, the specific obligations of the Owners of certain Parcels of the Platted Lands to pay for the costs associated with the construction of Willow Draw Road (as depicted and labeled on this Master Plat) and certain additional Basic Infrastructure (as this term is defined in the West Willow Draw Cost Sharing Agreement), as more fully described therein.

5. To implement the provisions of the SPA Development Agreement, the Applicable Agreements, and this Master Plat, Summit County (“Summit County”) and the CVMA (as defined below), which is also acting pursuant to the Management Agreement, will require the Owners of certain Parcels of the Platted Lands to fully satisfy the Development Conditions prior to using the Platted Lands for any Development Purposes. The capitalized terms which are not elsewhere defined in these Plat Notes shall have the following meanings:

“Applicable Agreements” shall mean, with respect to all of the Platted Lands, the Master Easement Agreement and with respect to certain of the Platted Lands, the West Willow Draw Cost Sharing Agreement (together with any other agreements or instruments required thereunder), except to the extent that any Owners of the Platted Lands have elected to become a Financial Participant (as this term is defined in the West Willow Draw Cost Sharing Agreement) and said Owners have fully performed each of the obligations of a Financial Participant, in which case, the West Willow Draw Cost Sharing Agreement shall not be deemed one of the Applicable Agreements as to said Owners.

“Development Conditions” shall mean that the applicable Owners of the Platted Lands have satisfied each of the following requirements: (a) previously executed and agreed to be bound by the Applicable Agreements (with respect to the West Willow Draw Cost Sharing Agreement, either as a Joining Party or a Financial Participant) in accordance with and subject to the terms, conditions and requirements set forth therein; (b) consented to and recorded such Applicable Agreements against the Platted Lands of the applicable Owners no later than the time of plating or subdividing such Platted Lands; and (c) terminated any easements, restrictions, or covenants which either Summit County or the CVMA reasonably deems to be inconsistent with the Applicable Agreements.

“Development Purposes” shall mean developing on any Platted Lands after the date of recording of this Master Plat in the Official Records: (i) any part of the Maximum Gross Building Area; or (ii) any Other Density.

“Maximum Gross Building Area” shall mean with respect to any Parcel the “Maximum Gross Building Area” as defined in the SPA Development Agreement, as that term may be modified from time-to-time by amendments to the SPA Development Agreement.

“Other Density” shall mean any density, in lieu of or in addition to Maximum Gross Building Area, for any structure or building that requires a building permit from Summit County, but not including any structure, building, facility, or improvement that is used primarily for the following purpose or purposes: (a) golf course or cross-country skiing operations, including (i) a clubhouse (provided such clubhouse shall have no residential, lodging, or housing components) and, as an integral part of any such clubhouse, a restaurant, bar, lounge, and (ii) parking for golf and cross-country skiing apparel and related goods, banquet rooms, and other facilities used to the extent consistent with the use of or around a clubhouse; (ii) golf course practice and instructional areas (including driving ranges and putting greens), and (iii) any related structures, buildings, or facilities that are constructed or used for the purpose of maintenance, repair, and storage of vehicles or equipment (provided that any long-term storage of vehicles or equipment shall be in an enclosed facility) and designed for use in connection with the golf course or cross-country skiing operations; (b) open space, including any related structures, buildings, or facilities that are constructed or used for the purpose of maintenance, repair, and storage of vehicles or equipment (provided that any long-term storage of vehicles or equipment shall be in an enclosed facility) and designed for use in connection with or related to the open space; (c) snow and downhill skiing operations, but not including structures, buildings, and facilities that are used for the purpose of maintaining, repairing, or storing vehicles or equipment which is not used in connection with golf course or cross-country skiing operations; (d) surface parking, including lighting, signage, asphalt, curbs, gutters, berms, and similar parking lot and vehicular access improvements necessary to facilitate the surface parking; or (e) any amenity required by the SPA Development Agreement. Notwithstanding the foregoing, “Other Density” does not include any use of or improvement on a Parcel that (i) can be legally conducted or made without obtaining a building permit (other than a low-impact permit), and (ii) does not use any portion of the Maximum Gross Building Area.

6. The West Willow Draw Development Area, including, without limitation, the Platted Lands, is subject to the provisions of the SPA Development Agreement and the requirements, restrictions, and limitations imposed thereby. In the event the SPA Development Agreement is amended to change the Maximum Building Height (Stories), Maximum Building Height (Elevation), Maximum Gross Building Area, Accommodation Area, Commercial/Retail Support, or Principle Use for any Parcel of the Platted Lands, then the corresponding item in the chart below shall be deemed to, and shall, have been amended to be consistent with, and identical to, such amendment. This Master Plat is not intended to be and shall not act as an amendment to the SPA Development Agreement. As of the date of recording of this Master Plat, the following items are set forth in the chart below: Maximum Building Height (Elevation), Maximum Gross Building Area, Accommodation Area, Commercial/Retail Support, or Principle Use established for each Parcel of the Platted Lands created by and shown on this Master Plat pursuant to Summit County Ordinance No. 333A and the SPA Development Agreement, as amended, are assigned as follows:

Parcel Ref #	Owner	Maximum Building Height (Stories), Maximum Building Height (Elevation), Maximum Gross Building Area, Accommodation Area, Commercial/Retail Support, and Principle Use
WWD1	The Canyons Golf Club, LLC	No Maximum Gross Building Area–Golf Course/Open Space Uses
WWD2	The Canyons Golf Club, LLC	No Maximum Gross Building Area–Golf Course/Open Space Uses
WWD3 (W.35)	TCFC PropCo LP	Maximum Building Height (Stories) = 2.5 Stories Maximum Gross Building Area (Combined) = 227,500 square feet Accommodation Area (Combined) = 227,500 square feet Principle Use = Residential–Single Family Detached
WWD4 A	TCFC PropCo LP	Maximum Building Height (Stories) = 3.5 Stories Principle Use = Resort Operations and Maintenance Facility with Associated Storage and Surface Parking
WWD4 B	TCFC PropCo LP	Maximum Building Height (Stories) = 3.5 Stories Principle Use = Resort Operations and Maintenance Facility with Associated Storage and Surface Parking
WWD5 (W.37)	TCFC PropCo LP	Maximum Building Height (Stories) = 3 Stories Maximum Gross Building Area (Combined) = 159,000 square feet Accommodation Area (Combined) = 159,000 square feet Principle Use = Residential–Multi Family
RC7 (WWD6)	TCFC PropCo LP	Maximum Building Height (Elevation) = 7,067 feet (Building A); 6,950 feet (Building B); 7,016 feet (Building C) Maximum Gross Building Area = 202,937 square feet (Building A); 45,171 square feet (Building B); 304,378 square feet (Building C) Accommodation Area = 165,312 square feet (Building A); 254,503 square feet (Building C) Commercial/Retail Support = 37,625 square feet (Building A); 48,171 square feet (Building B); 49,875 square feet (Building C) Principle Use = Hotel/Lodging Units/Commercial/Retail/Support (Building A); Commercial/Retail/Support (Building B); Hotel/Lodging Units/Commercial/Retail/Support (Building C)
WWD7	The Canyons Resort Village Association, Inc.	No Maximum Gross Building Area–Open Space
WWD8	The Canyons Resort Village Association, Inc.	No Maximum Gross Building Area–Willow Draw Road

Owners and their guests and lessees will be exposed to the noise, light, vibration and other effects of such maintenance, and such Owners, guests and lessees acknowledge, accept and assume the risks associated with such maintenance activities. The Resort operator may engage in the movement and operation of passenger vehicles (motor vehicles without limitation, including snowmobiles, personal transport vehicles, passengers) over adjacent streets and over ground and through the Resort, commercial vehicles, and construction vehicles and equipment. Property damage, personal injury or other losses may be caused by avalanches, slides or other movement of snow whether or not human caused, including damage or injury resulting from snow safety/avalanche mitigation programs. By accepting a deal or other interest in any Parcel within the Platted Lands or any portion thereof, Owners and potential buyer of any Parcel within the Platted Lands, or any portion thereof, for himself/herself and his/her guests, invitees, lessees, successors and assigns (a) acknowledges, accepts and assumes the risks associated with the use of the Parcel, including the risks set forth in this Note 8, including the property or the value of property, damage to improvements, personal injury or death, or the creation or maintenance of a trespass or nuisance, caused by or arising in connection with any of the hazards identified in this Note 8, or other risks, hazards and dangers associated with the operation of the Resort (collectively, the “Assumed Risks”), and (b) releases, waives, discharges, and covenants not to sue the owner and operator of the Resort (which is currently known as Park City Mountain Resort) and each of their respective officers, agents, partners, shareholders, managers, contractors, consultants, agents, successors and assigns, for any damages, losses, costs (including, without limitation, attorneys’ fees), claims, demands, suits, judgments, ordinary negligence (but not gross negligence or willful misconduct), or other obligations arising out of or connected in any way with any of the Assumed Risks. This release is intended to be a comprehensive release of liability but is not intended to assert defenses which are prohibited by law. These Plat Notes are not intended to limit the liability of individual skiers, snowboarders, or other resort users using the Resort.

9. All exterior lighting shall comply with Summit County Ordinances, including the Snyderville Basin Development Code.

10. Because of potential ground water and soil conditions, a soils engineer should be consulted for all footings and foundation designs.

11. Each Parcel of the Platted Lands shall have and be entitled to use any and all of the utility easements depicted and described on this Master Plat and otherwise granted or created under the Recorded Documents (collectively, the “Utility Easements”), subject to the terms, conditions, and limitations of the instrument granting or creating the specific Utility Easements. All Utility Easements located or to be located within the Platted Lands and granted pursuant to this Master Plat or the Recorded Documents may be relocated in accordance with this Master Plat or the Recorded Documents or as may be permitted by any other instruments granting any such easements, respectively.

12. The Snyderville Basin Water Redistribution District (“SBWRD”) line extension agreements are required for each Parcel being developed within the Platted Lands. The Platted Lands shall receive wastewater service from SBWRD. Each Parcel being developed within the Platted Lands will require a separate line extension agreement with the SBWRD of the time of development. It shall be the responsibility of the Owners of each Parcel of the Platted Lands to extend the wastewater collection line to the Parcel being developed according to the terms, conditions, and requirements of the line extension agreements.

13. All Parcels being developed within the Platted Lands are subject to requirements, restrictions, and limitations imposed by the Park City Fire Service District (“PCFSD”), including the standards for access and water supply for fire protection, and the following:

a. Combustible Roofing Material – Roofing materials must be non-combustible and approved by the PCFSD. No wood shake roofing material will be permitted.

b. Fire Department Access Roads – An all-weather fire department access road is required to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. The all-weather fire department access road is to be maintained at all times during construction. In the event that the all-weather fire department access road is not maintained, the PCFSD reserves the right to stop work until required roads are placed back in service.

c. Water Supplies for Fire Protection – Water supplies required for fire protection are to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. In the event that the fire protection water supply is not maintained, the PCFSD reserves the right to stop work until the fire protection water supply is placed back in service. Water supply for fire protection must be clearly identified in a manner to avoid obstruction by parking and/or other obstructions. Each water supply for fire protection must be marked with an approved flag to identify its location during winter conditions.

d. Automatic Fire Sprinkler Systems – All dwellings, guest houses, and out-buildings over 750 square feet must be constructed with a fire sprinkler system installed as required and approved by the PCFSD. In some instances, building extiors will be fire sprinkled depending on the fire hazard rating, types of existing vegetation, fuel break clearing limits, slope degree and orientation or types of building materials being used.

14. The recording of this Master Plat in the Official Records is not intended to effect a dedication of Willow Draw Road to the public or for any public use, or the dedication thereof, if any, is governed by the Master Easement Agreement, and, as applicable, the West Willow Draw Cost Sharing Agreement and all other valid and enforceable Summit County Ordinances.

15. At the time of resurfacing Willow Draw Road (on Parcel WWD8), the owner of Willow Draw Road shall be responsible for adjusting wastewater manholes to grade according to SBWRD standards. Prior notification of the adjustments and inspection by SBWRD is required.

16. These Plat Notes run with the land and shall be binding upon and inure to the benefit of the successors and assigns of the Owners with respect to each Parcel of the Platted Lands.

17. Pursuant to Utah Code Ann. § 54-3-27 and the Master Easement Agreement, this Master Plat conveys to the owner(s) or operators of utility facilities those ten foot (10') wide non-exclusive underground utility easements on Parcels WWD1, WWD2, WWD3, WWD5, WWD6, and WWD7A and those five foot (5') wide non-exclusive underground utility easements on Parcels WWD4 (collectively, the “PUE”), each as shown on this Master Plat, along with all the rights and duties described therein.

18. Pursuant to Utah Code Ann. § 17-270-603(4)(g)(i), Rocky Mountain Power accepts delivery of the PUE as described in this Master Plat and approves this Master Plat solely for the purpose of confirming that this Master Plat contains the PUE and approximates the location of the PUE, but does not warrant its precise location. Rocky Mountain Power may require other easements in order to serve any specific development projects or improvements with respect to the Platted Lands. This approval does not affect any right that Rocky Mountain Power has under:

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

19. Enbridge Gas (“Enbridge”) approves this Master Plat solely for the purpose of confirming that this Master Plat contains certain public utility easements, and, in particular, the PUE. Enbridge may require other easements in order to serve the development on the Platted Lands. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in this Master Plat, including those set in the owner’s dedication and these Plat Notes, and does not constitute a guarantee of particular terms of natural gas service. For further information, please contact Enbridge’s right-of-way department at 1-800-366-8532.

20. Summit Water Distribution Company is anticipated to deliver water to the Platted Lands pursuant to Summit Water Distribution Company’s Articles of Incorporation, Rules and Regulations, Bylaws, and other corporate documents, and pursuant to any agreement between Summit Water Distribution Company and the Owners and potential buyers of the Platted Lands. In addition, the satisfaction of certain standard conditions by Summit Water Distribution Company, and/or Payment within the Platted Lands will be required to enter into a separate water service agreement and development agreement and to have paid certain fees and charges imposed by Summit Water Distribution Company prior to receiving water service. The documents referenced in this Plat Note 20 can be made available, upon request, by Summit Water Distribution Company. To the extent that any documents within West Willow Draw are set forth by another developer than Summit Water Distribution Company, whether such water provider is public or private, Owners are given notice that such water provider may require a separate water service agreement, development agreement, and the satisfaction of other standard conditions and requirements adopted and imposed by such water provider of the time of development.

21. The Canyons Resort Village Association, Inc., dba The Canyons Village Management Association (“CVMA”) executes this Master Plat in its capacity as the Association and as Owner of Platted Lands. In its capacity as the Association, (a) CVMA has reviewed this Master Plat, sold its CVMA’s own property pursuant to the SPA Development Agreement, and (b) CVMA has not reviewed this Master Plat (or any documents submitted with this Master Plat) for compliance with any laws, ordinances, regulations, rules, permits or governmental requirements (collectively, “Laws”), and CVMA expressly disclaims any responsibility to do so. Comments or statements of any kind made by CVMA or its employees or representatives to the Owners or Summit County concerning this Master Plat or the review of this Master Plat, or the execution of this Master Plat by CVMA, its capacity as the Association under the Management Agreement (and excluding those representations or warranties made in its capacity as the Association), or the ownership or dedication section of this Master Plat, shall not constitute a representation or warranty of any kind (whether express or implied) by CVMA that this Master Plat complies with any applicable Law or is suitable for this Owners’ purposes, and no person shall be entitled to rely on such comments, statement, review, or execution of any such purposes. The execution of this Master Plat by CVMA shall not be construed so as to impair any of the rights of CVMA under the SPA Development Agreement or the Management Agreement, including, but not limited to, CVMA’s rights with respect to assessments under the Management Agreement; provided, however, that no foreclosure of any assessment item under the Management Agreement shall impair the validity or effectiveness of this Master Plat.

22. The Platted Lands are anticipated to be serviced by a stormwater system (the “Stormwater System”) that will cover an area greater than the Platted Lands. Any easements shown on this Master Plat for stormwater lines or other elements related to the Stormwater System shall be for the benefit of the owner of the Stormwater System. Each Parcel being developed within the Platted Lands may require a separate line extension agreement with the owner of the Stormwater System at the time of development. It shall be the responsibility of the Owners of each Parcel of the Platted Lands to extend a stormwater line to the Parcel being developed according to the terms, conditions, and requirements of the separate line extension agreement.

23. The Platted Lands may be subject to a connectivity study (as it may be updated or revised from time-to-time, the “Connectivity Study”) attached to an amendment to the SPA Development Agreement, which amendment was recorded on March 1, 2018, as Entry No. 1082754, in Book 2452, beginning at Page 419 in the Official Records. Owners are given notice that as of a condition of any action, approval, or recommendation by the CVMA or Summit County with respect to any specific development projects or improvements on the Platted Lands, the CVMA or Summit County may consider the Connectivity Study and may require the construction of a sidewalk by the developer, Owners, or potential buyers of any Parcel within the Platted Lands for use by the CVMA and its members and their respective employees, guests, and invitees.

24. The table on this Master Plat which is titled “Easements of Record” lists easements or portions of easements depicted or referred to on this Master Plat that were granted pursuant to instruments recorded on or before the date of this Master Plat. An easement is a right or interest in property that is granted, reserved, or otherwise retained by the owner of the property. An easement may be recorded concurrently or immediately after the recording of this Master Plat in the Official Records. An easement that is already of record and is to be granted concurrently must be recorded immediately after the recording of this Master Plat in the Official Records. An easement that is recorded on both tables will be granted concurrently. Please refer to the “New Easements to Record” table with grants recorded on this Master Plat. The table on this Master Plat may list easements or portions of easements or rights of way referred to on the “New Easements to Record” table with grants recorded on this Master Plat. This Master Plat may depict some easements that are located outside of the Platted Lands.

25. The generally applicable setbacks for all structures or buildings located on any development site within this Master Plat shall be as contained within Sections 10-2-4 through 10-2-14 of the Summit County Code, as amended (2004). Except as permitted below, all setbacks shall be measured from the property line of the Parcel, or the property line of the Parcel if the Parcel is within a right-of-way. Surface paving, landscaping, utilities, and permitted monument or other signage, if any, may be allowed within any setback area so long as there is no threat to the public health, safety, or welfare by the encroachment as finally determined and evidenced by approvals from all of the Design Review Committee of the Summit County Building and Planning departments and the PCFSD. In the event any Owner of a Parcel applies for approval of a development plan for a Parcel seeking to place a structure or building within a right-of-way, the right-of-way owner shall be responsible for obtaining a variance if all of the following conditions are satisfied: (a) the encroachment occurs with respect to a boundary of the Parcel that is adjacent to WWD1, WWD2, WWD7A, WWD7B, or WWD7C and any applicable golf course easement agreements or other easements agreements specific to WWD1, WWD2, WWD7A, WWD7B, or WWD7C, as may be amended, provide that the Owners, guests, and/or lessees of the Parcel are not to utilize the Maximum Gross Building Area within the Parcel without the requested encroachment into the side or rear setback areas; and (b) there is no material adverse risk or threat to public health, safety, and welfare as a result of the encroachment, as determined and evidenced by final approval for the encroachment from all of the Design Review Committee of the Summit County Building and Planning departments and the PCFSD.

With respect to any encroachment, the Summit County Development Department, and the PCFSD, will require the following Building Approval Requirements (detailed below) on the structure or building that is located in a side yard or rear yard setback area provided, however, that “Heightened Building Approval Requirements” shall mean installation and maintenance of additional sprinkling, the use of specialized materials, and the installation and maintenance of other similar safety features. In no event shall any part of the Maximum Gross Building Area for any Parcel be located in the front yard setback area of such Parcel.

26. Copies of the instruments, documents, and agreements referred to in these Plat Notes may be obtained at the office of the CVMA at 1700 Sun Park Drive, Suite

OWNER'S CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS, that TCFC PropCo LP, a Delaware limited partnership ("PropCo"), does hereby certify that it has caused this Plat to be prepared and PropCo does hereby consent to the recordation of this Plat.

In witness whereof, PropCo set its hand this _____ day of _____, 2025.

TCFC PropCo LP,
a Delaware limited partnership

By: TCFC PropCo CP LLC,
a Delaware limited liability company
Its: Sole General Partner

By: _____
Print Name: _____
Title: Authorized Signatory

ACKNOWLEDGMENT

STATE OF UTAH _____
COUNTY OF SUMMIT _____
:ss.

This Plat was acknowledged before me this _____ day of _____, 2025, by _____, the _____
of TCFC PropCo CP LLC, a Delaware limited liability company, the Sole General Partner of TCFC PropCo LP, a Delaware limited partnership.

By: _____
Notary Public
Residing in: _____
My Commission Expires: _____
Print Name: _____
Commission No: _____

OWNER'S CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS, that W35 LP, a Delaware limited partnership ("W35"), does hereby certify that it has caused this Plat to be prepared and W35 does hereby consent to the recordation of this Plat.

In witness whereof, W35 set its hand this _____ day of _____, 2025.

W35 LP,
a Delaware limited partnership

By: _____
Print Name: _____
Title: Authorized Signatory

ACKNOWLEDGMENT

STATE OF UTAH _____
COUNTY OF SUMMIT _____
:ss.

This Plat was acknowledged before me this _____ day of _____, 2025, by _____, the _____
of W35 LP, a Delaware limited partnership.

By: _____
Notary Public
Residing in: _____
My Commission Expires: _____
Print Name: _____
Commission No.: _____

OWNER'S CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS, that TCFC PC LeaseCO, LP, a Delaware limited partnership ("LeaseCO"), does hereby certify that it has caused this Plat to be prepared and LeaseCO does hereby consent to the recordation of this Plat.

In witness whereof, LeaseCO set its hand this _____ day of _____, 2025.

TCFC PC LeaseCO LP,
a Delaware limited partnership

By: _____
Print Name: _____
Title: Authorized Signatory

STATE OF UTAH _____
COUNTY OF SUMMIT _____
:ss.

ACKNOWLEDGMENT

This Plat was acknowledged before me this _____ day of _____, 2025, by _____, the _____
of TCFC PC LeaseCO, LP, a Delaware limited partnership.

By: _____
Notary Public
Residing in: _____
My Commission Expires: _____
Print Name: _____
Commission No.: _____

OWNER'S CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS, that THE CANYONS RESORT VILLAGE ASSOCIATION, INC., a Utah corporation (doing business as The Canyons Resort Village Association) ("CRVA"), does hereby certify that it has caused this Plat to be prepared and CRVA does hereby consent to the recordation of this Plat.

In witness whereof, CRVA set its hand this _____ day of _____, 2025.

THE CANYONS RESORT VILLAGE ASSOCIATION, INC., a Utah corporation
d/b/a The Canyons Resort Village Association

By: _____
Print Name: _____
Title: _____

ACKNOWLEDGMENT

STATE OF UTAH _____
COUNTY OF SUMMIT _____
:ss.

This Plat was acknowledged before me this _____ day of _____, 2025, by _____, the _____
of The Canyons Resort Village Association, Inc., a Utah non-profit corporation (doing business as The Canyons Resort Village Association).

By: _____
Notary Public
Residing in: _____
My Commission Expires: _____
Print Name: _____
Commission No.: _____

OWNER'S CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS, that THE CANYONS GOLF CLUB, LLC, a Utah limited liability company ("TCGC"), does hereby certify that it has caused this Plat to be prepared and TCGC does hereby consent to the recordation of this Plat.

In witness whereof, TCGC set its hand this _____ day of _____, 2025.

THE CANYONS GOLF CLUB, LLC,
a Utah limited liability company

By: VR CPC Holdings, Inc.,
a Delaware corporation
Its: Manager

By: _____
Print Name: _____
Title: Authorized Signatory

STATE OF UTAH _____
COUNTY OF SUMMIT _____
:ss.

ACKNOWLEDGMENT

This Plat was acknowledged before me this _____ day of _____, 2025, by _____, the _____
of VR CPC Holdings, Inc., a Delaware corporation, the Manager of The Canyons Golf Club, LLC, a Utah limited liability company.

By: _____
Notary Public
Residing in: _____
My Commission Expires: _____
Print Name: _____
Commission No.: _____

OWNER'S CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS, that SUMMIT COUNTY, a political subdivision of the State of Utah ("Summit County"), does hereby certify that it has caused this Plat to be prepared and Summit County does hereby consent to the recordation of this Plat.

In witness whereof, Summit County set its hand this _____ day of _____, 2025.

SUMMIT COUNTY,
a political subdivision of the State of Utah

By: _____
Print Name: _____
Title: _____

ACKNOWLEDGMENT

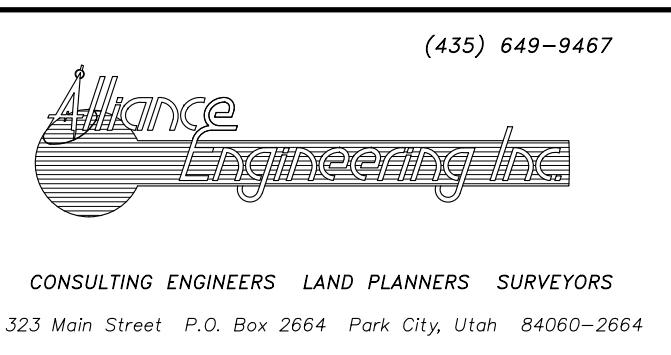
STATE OF UTAH _____
COUNTY OF SUMMIT _____
:ss.

This Plat was acknowledged before me this _____ day of _____, 2025, by _____, the _____
of Summit County, a political subdivision of the State of Utah.

By: _____
Notary Public
Residing in: _____
My Commission Expires: _____
Print Name: _____
Commission No.: _____

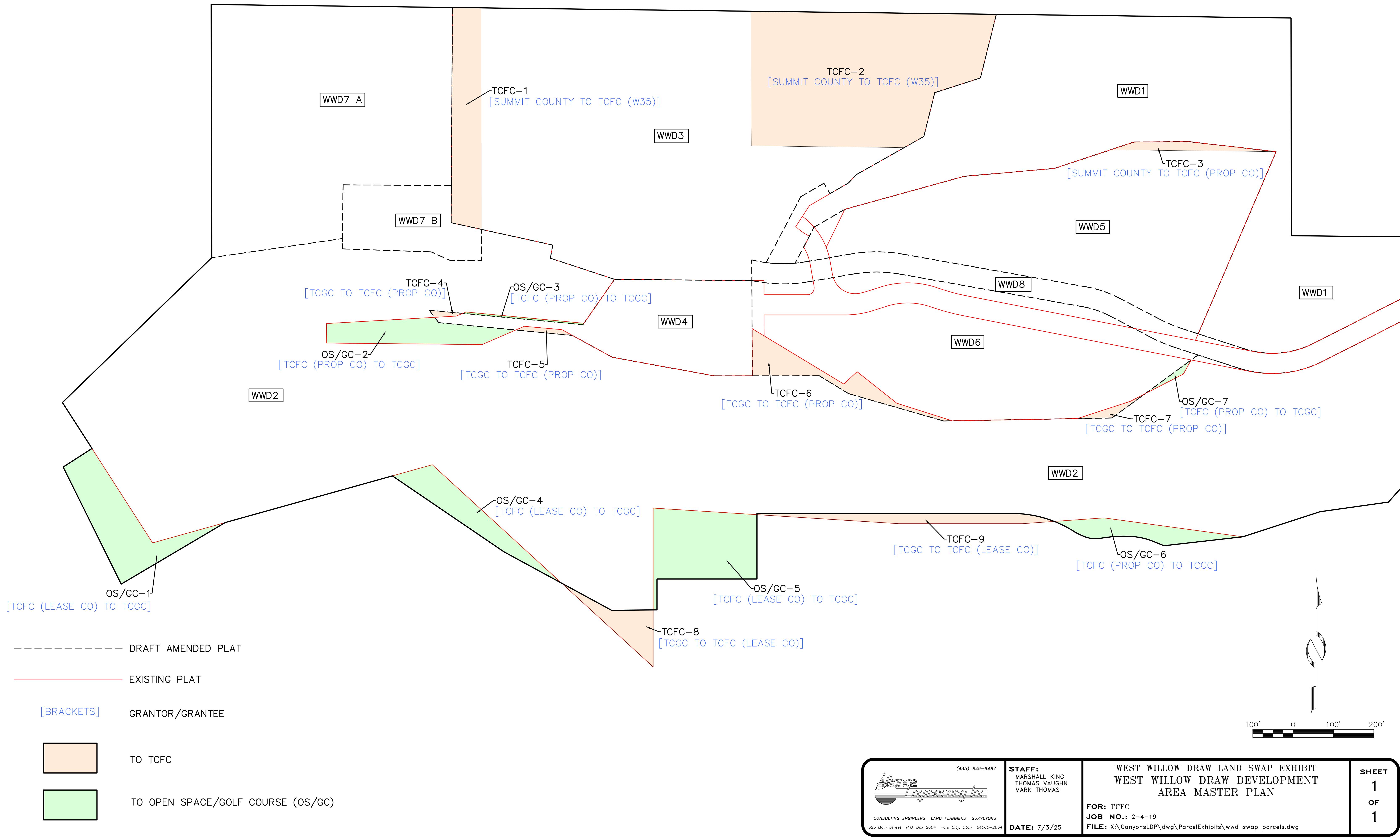
WEST WILLOW DRAW DEVELOPMENT AREA MASTER PLAT AMENDED

LOCATED IN THE SOUTH HALF OF SECTION 36
TOWNSHIP 1 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
SUMMIT COUNTY, UTAH



JOB NO.: 2-4-19 FILE: X:\CanyonsLDP\dwg\srv\plat2019\020419.dwg 10/14/25		RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____		
FEE _____ RECORDER _____		TIME _____ DATE _____ ENTRY NO. _____

EXHIBIT A5





CANYONS VILLAGE
MANAGEMENT ASSOCIATION

May 14, 2025

Tiffanie Northrup-Robinson, County Senior Planner
Summit County Planning Department
PO Box 128
Coalville, UT 84017

Re: CVMA Letter of Recommendation – West Willow Draw Master Plat

Mrs. N. Robinson,

CVMA has reviewed the West Willow Draw Development Area Master Plat submitted by TCFC PropCo LP (“TCFC”), and is sending this letter as a recommendation of the plat to the County for its discretionary review and recordation, subject to CVMA’s review and approval of any changes to the plat. CVMA’s recommendation is further subject to TCFC’s agreement that, prior to the issuance of any further subdivision or condominium plats in the West Willow Draw Development Area, TCFC will keep CVMA involved in any additional discussions and decisions regarding pedestrian access and connectivity to and through the West Willow Draw Area.

Thanks, and please feel free to contact me with any questions,

On behalf of CVMA’s Design Review Committee:

John Simmons
Director of Planning & Operations
Canyons Village Management Association

E-Copied: Spencer White, TCFC

EXHIBIT D