

Military Recreation Facility Development Review Committee Meeting

March 10, 2026 at 2:00pm

Held via Zoom

BOARD MEMBERS:

Chair Nicole Cottle

Vice Chair Dustin Grabau

Ray Whitchurch

Eric Hales

Max Covey

Dallin Koecher

Doug Smith

AGENDA

1. Review and approval of meeting minutes from February 10, 2026, Military Recreation Facility Development Review Committee Meeting.
2. Havens at Deer Crest condo plat–East West partners applicant.
3. Executive Director update and board member comments.
4. Adjourn. The next meeting is scheduled for April 14, 2026 at 2:00pm.

NOTICES: Individuals with disabilities may make requests for reasonable accommodation to attend or participate in the meeting. Please make requests at least 24 hours in advance. To make a request, please contact our staff at contact@midaut.org or 801-251-6342. Committee Members may participate in the meeting via teleconferencing or telephonic communication. Both video conference and telephone communication will be enabled so that Committee Members and all other meeting participants and attendees will be able to hear all discussions. General public attendees will be able to join this meeting in person or after registration on the Zoom platform which is posted on the Utah Public Notice Website, pmn.utah.gov. By motion of a Committee Member, the DRC may vote to hold a closed meeting for any of the purposes allowed by law, Utah Code §§ 52-4-204, 52-4-205, 52-4-2

**Military Installation Development Authority
Military Recreational Facility Development Review Committee**

DRAFT Minutes

**Tuesday, February 10, 2026 @ 2:30 PM
Zoom Teleconference**

Listen to the audio recording here: [Public Notice Website](#)

Board Members Present: Vice Chair Dustin Grabau, Max Covey, Doug Smith, Dallin Koecher, Ray Whitchurch

Board Members Excused: Nicole Cottle, Eric Hales

The complete official audio recording can be found at the link above. A summary of the discussions is presented as follows:

Agenda Item (1) Welcome (0:00–4:19)

Agenda Item (2) Approval of December 16, 2025, Minutes (4:19–5:05)

Dallin Koecher: Motion to approve December 16, 2025, meeting minutes.

Max Covey: Second.

Dustin Grabau, Max Covey, Doug Smith, and Dallin Koecher vote “aye” in favor of approving the December 16, 2025, minutes. None are opposed. The motion passes.

Agenda Item (3) Consideration of the Hale Peak MIDA Mountain Plat Second Amendment (5:07–14:26)

Presentation by Rob Donigan (5:07–8:15)

Rob Donigan presented the proposed Hale Peak MIDA Mountain Plat Second Amendment. The presentation included a review of the subject property, historical plat recordings, and details of the proposed amendment. Discussion focused on parcel configuration and technical plat revisions. Rob noted the new parcels are intended to support utility/infrastructure purposes and align ownership and management of improvements.

Comments from Dallin Koecher, Evan Conley, and Kurt Krieg (8:18–13:21)

Dallin Koecher requested training/education on the practical impacts of plat amendments. Evan Conley explained that the plat amendment is primarily needed to create a separate parcel for the

existing water tank. Kurt Krieg explained that plat amendments like this are often done to separate property for ownership, tax identification, and insurance purposes.

Max Covey: Motion to approve the Hale Peak MIDA Mountain Plat Second Amendment.

Doug Smith: Second.

Dustin Grabau, Max Covey, Ray Whitchurch, Doug Smith, and Dallin Koecher vote “aye” in favor of approving the Hale Peak MIDA Mountain Plat Second Amendment. None are opposed. The motion passes.

Agenda Item (4) Executive Director Update (14:44–16:29)

Update provided by Kurt Krieg with comments from Evan Conley on behalf of Executive Director Heather Kruse. Kurt noted that since the last formal update, the project team announced the Waldorf Astoria on Lot 5A, described as the second five-star hotel adjacent and immediately north of the Four Seasons. Kurt reported that during finalization of the branding agreement, the team secured the construction loan, confirming construction is fully funded, and noted there have been six sales to date, with Sotheby’s serving as the listing agent. Construction on the skier services building is progressing, with the roof complete and enclosure underway, and is expected to be turned over to Deer Valley in September. The Four Seasons project is currently at the fourth floor with 58 sales to date. The Hilton Canopy is in the finishes stage and is scheduled to open this summer.

Committee Questions and Comments (16:30-21:44)

Doug Smith asked whether the Waldorf and Four Seasons projects consist entirely of for-sale units or include hotel components. Kurt Krieg explained that both developments include a mix of hotel rooms and residential units, outlining the building layout in the ski beach area and noting that many residential owners may choose to participate in brand-managed rental pools. Kurt also clarified that the temporary skier facility will remain in place for approximately two years under a license agreement until the new skier services building is complete, and he estimated overall completion of the major hotel and residential structures in fall 2028. He further reported that additional village construction is progressing, including podium residential buildings nearing substantial pre-sales, ongoing plaza deck and parking work, and planned retail and food and beverage space to support the long-term village buildout.

Agenda Item (5) Adjourn. The next meeting is scheduled for March 10th, 2026, at 2:00 pm.

Doug Smith: Motion to adjourn.

So moved by Chair Dustin Grabau.

Meeting is adjourned at approximately 2:52 PM.

Meeting Attendees:

1. **Dustin Grabau (Vice Chair -
Committee Member)**
 2. **Max Covey (Committee Member)**
 3. **Doug Smith (Committee Member)**
 4. **Dallin Koecher (Committee
Member)**
 5. **Ray Whitchurch (Committee
Member)**
 6. Morgan Nebeker
 7. Derek Brenchley
 8. Rob Donigan
 9. Evan Conley
 10. Kurt Krieg
 11. Richard Catten
 12. Brent Hall
 13. Chrissy Barner
 14. Derek Herndon
 15. Greg Stoker
 16. Hilary Venable
 17. Kara Young
 18. Michael Kosakowski
 19. Paula Eldredge
 20. Richard Breitenbeker
 21. Selina Hadfield
-

MILITARY INSTALLATION DEVELOPMENT AUTHORITY
Development Review Committee Meeting
March 10, 2026

STAFF REPORT

Agenda Item: #2
Prepared By: Robert Donigan, MIDA Planner
Reviewed By: Richard Catten, DRC Counsel

Project: Havens at Deer Crest Condominium Plat

Location: The Havens at Deer Crest Condominium Plat is located within the Deer Crest Villages Master Development Plan area just north of the existing Pioche Village Condominiums, the Pioche Hotel, and 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 Havens at Deer Crest Condominium Plat 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 previously received DRC approval on the Deer Crest Village Master Development Plan, the Deer Crest Village 3 Subdivision Plat Amended, and the Deer Crest Village Townhomes Site Plan in November 2025. The Havens at Deer Crest Condominium Plat proposes to condominium-ize the space within and associated with the approved townhomes. The Applicant submitted the draft Havens at Deer Crest Condominium Plat in the beginning of February 2026. MIDA staff has since reviewed and provided comments to the Applicant. The Applicant has re-submitted the condominium plat and is now requesting approval from the DRC.

Project Description:

The Havens at Deer Crest Condominium Plat proposes condominium-izing the 32 townhomes within the Deer Crest Village 3 Subdivision Plat Amended. The space within the townhome buildings, adjacent improvements associated with the townhomes (driveways, decks, patios, and porches), and the remaining open space are assigned as Common Space, Limited Common, and Private Ownership. The plat goes through each

building and floor in plan view assigning these spaces and additionally shows cross sections through each building type (A3, A4, B, C, and D) assigning the spaces.

Analysis:

The condominium plat application for the Havens at Deer Crest 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.

- The proposed townhomes and density are within the approved ERUs from the approved MDP.
- Short Term Rental of condominiums and townhomes are permitted in the Development Standards and Guidelines (3.02.A – Permitted uses in the MIDA Control Area).
- The Havens Lane and Havens Court private ROWs were platted with the Deer Crest Village 3 Subdivision Plat Amended. The proposed townhomes occur with Parcel 2 and Parcel 3 also platted with the Deer Crest Village 3 Subdivision Plat Amended.
- The Condo Declarations have been submitted and reviewed by MIDA legal counsel.

RECOMMENDED ACTION:

Staff recommends the MIDA DRC approve the Havens at Deer Crest Condominium Plat based on successful completion of the following conditions:

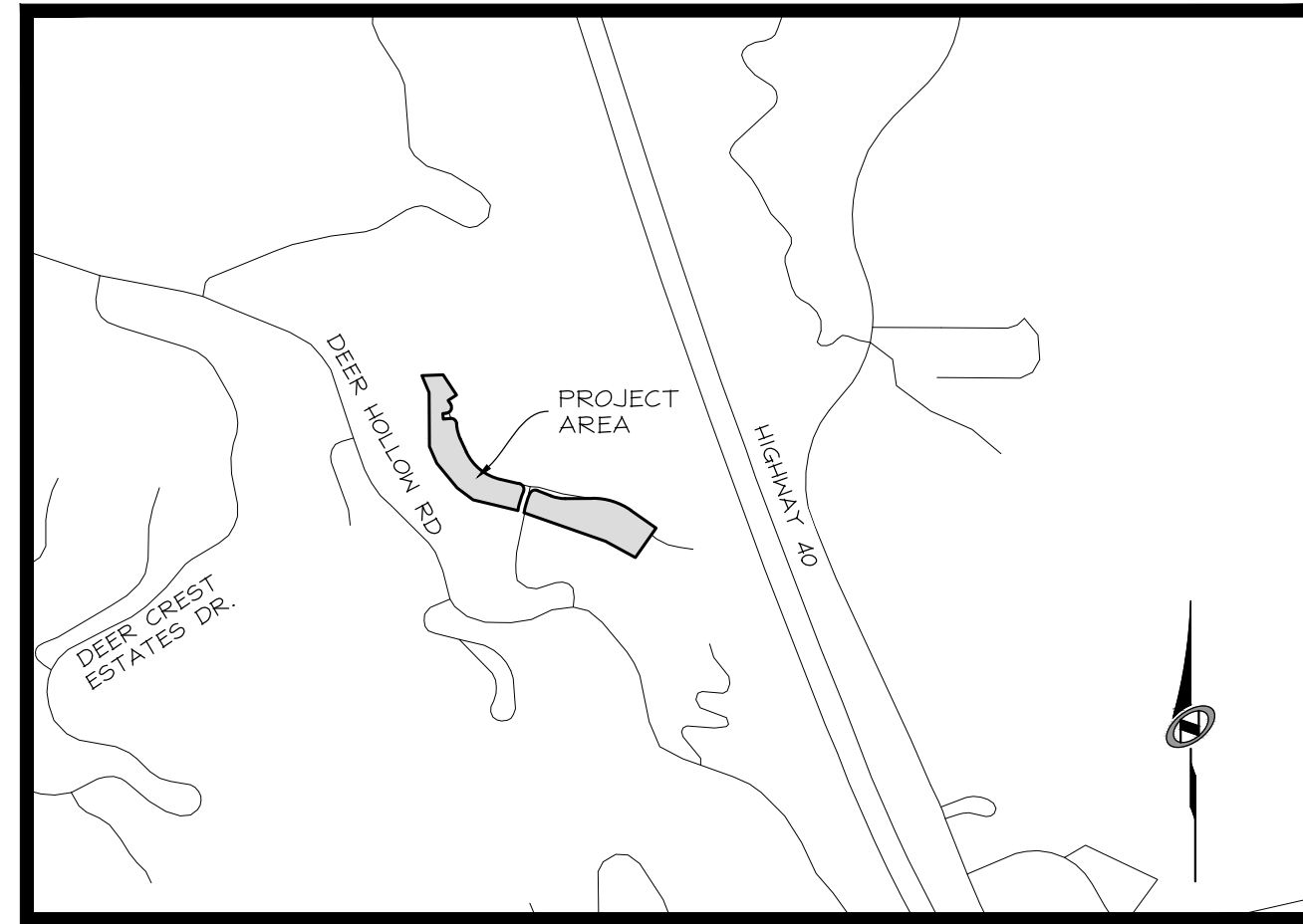
1. Per requirements of the Development Standards and Guidelines provide:
 - a. Addresses

HAVENS AT DEER CREST TOWNHOMES A UTAH CONDOMINIUM PROJECT

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
----- 2026

PLAT NOTES:

1. THIS CONDOMINIUM PLAT ESTABLISHES HAVENS AT DEER CREST, A UTAH CONDOMINIUM PROJECT "PROJECT", SUBJECT TO THE DECLARATION OF CONDOMINIUM FOR HAVENS AT DEER CREST RECORDED CONCURRENTLY HERewith IN THE OFFICE OF THE WASATCH COUNTY RECORDER (THE "CONDOMINIUM DECLARATION").
2. 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 DESIGN 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. PARCEL MAINTENANCE SHALL BE HANDLED BY A CONDOMINIUM ASSOCIATION ESTABLISHED BY THE CONDOMINIUM DECLARATION. PURCHASERS OF ANY UNIT(S) WITHIN THE PARCELS ARE STRONGLY URGED TO REVIEW THE MASTER DECLARATION, SUPPLEMENTAL DECLARATION, AND CONDOMINIUM DECLARATION WITH THEIR LEGAL COUNSEL IN ORDER TO FULLY UNDERSTAND THE RIGHTS, DUTIES, INTERESTS, LIMITATIONS, OBLIGATIONS, AND LIABILITIES ASSOCIATED WITH OWNERSHIP OF A UNIT.
3. 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 CERTAIN PUBLIC UTILITIES AND FOR DRAINAGE ACROSS PORTIONS OF ALL DEVELOPMENT PARCELS OUTSIDE THE STRUCTURES, WHICH ALSO RUNS IN FAVOR OF EACH UTILITY PROVIDING ELECTRIC, GAS, WATER, SEWER AND STORMWATER SERVICES WITHIN DEER CREST.
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 REMAIN UNAFFECTED BY THIS PLAT.
OTHER EASEMENTS RELATING TO THE CONSTRUCTION, LANDSCAPING, IMPROVEMENTS AND SALES OF THE PROJECT AND THE OPERATIONS AS DESCRIBED IN THE MASTER DECLARATION AND CONDOMINIUM DECLARATION.
4. THE FOLLOWING EASEMENTS ARE DEDICATED BY THE RECORDATION OF THIS PLAT FOR THE USE AND BENEFIT OF THE DECLARANT, DEVELOPER, THE MASTER ASSOCIATION, THE OWNERS OF UNITS WITHIN THE 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. OWNERS OF UNITS AND THEIR RESPECTIVE GUESTS, LESSEES, SHALL NOT CAUSE SNOW TO BE REMOVED FROM ANY UNIT OR PRIVATE AREA AND PLACE INTO THE STREETS, ROADWAYS, OR COMMON AREAS.
5. THE PROJECT IS SUBJECT TO EXISTING EASEMENTS AND OTHER INTERESTS OF RECORD.
6. THE ROADS WITHIN THE PROJECT ARE CLASSIFIED AS PRIVATE THOUGH SUBJECT TO CERTAIN PUBLIC PEDESTRIAN AND BIKE ACCESS EASEMENTS FOR CERTAIN LOCATIONS.
7. UNITS 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 THE PROJECT, ARE SET FORTH IN THE CONDOMINIUM DECLARATION.
9. VEHICULAR ACCESS THROUGH DEER CREST IS CONTROLLED BY ACCESS GATES (@DEER CREST GATES') AND IS LIMITED SOLELY TO RESIDENTS AND GUESTS OF PROPERTIES WITHIN THE GATES AND SHALL OTHERWISE BE CLOSED AT ALL TIMES. OWNERS WITHIN THE PROJECT WILL NOT HAVE INDIVIDUAL VEHICLE ACCESS THROUGH ANY DEER CREST GATES.
10. PUBLIC SAFETY ACCESS AND UTILITY EASEMENTS ARE HEREBY DEDICATED FOR ALL ROADWAYS AND EMERGENCY ACCESS ROADS.
11. THE PROJECT 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.
12. OWNERS AND POTENTIAL BUYERS OF ANY UNIT DEPICTED ON THIS CONDOMINIUM PLAT ARE GIVEN NOTICE THAT THEY OWN OR ARE BUYING PROPERTY IN A RESORT AREA IN WHICH ALL-SEASON RESORT ACTIVITIES ARE CONDUCTED AND WHERE CERTAIN RISKS AND/OR INCONVENIENCES ARE PRESENT, INCLUDING, WITHOUT LIMITATION, DAMAGE TO PROPERTY AND IMPROVEMENTS AND PERSONAL INJURY AND DEATH CAUSED BY ERRANT SKIERS, MOUNTAIN BIKERS AND OTHER RESORT PATRONS, EQUIPMENT, MACHINE-MADE SNOW, HEAVY EQUIPMENT, CONSTRUCTION OR IMPROVEMENTS OF FACILITIES, OBJECTS OR EQUIPMENT FALLING FROM LIFTS, WATER RUNOFF, DRAINAGE, HEAVY SNOW FALLS, WIND PATTERNS, AND OTHER CONDITIONS THAT MAY AFFECT THE PROPERTIES DEPICTED HEREON. THE ADJACENT SKI RESORT AND ITS FACILITIES ARE NOT AMENITIES OF ANY MASTER ASSOCIATION BUT ARE OWNED BY A PRIVATE RESORT, AND ACCESS TO SUCH LANDS AND FACILITIES IS GOVERNED BY SUCH OWNER OR AGREEMENTS WITH SUCH OWNER.
13. THE DIMENSIONS AND SQUARE FOOTAGE CALCULATIONS FOR THE UNITS AS SHOWN, DESCRIBED, OR DESIGNATED ON THIS CONDOMINIUM PLAT MAY VARY FROM THE DESIGNATED AREAS DEPICTED ON THIS CONDOMINIUM PLAT AND ARE BASED ON CERTAIN DRAWINGS PROVIDED BY THE OWNER'S ARCHITECT AND ARE DETERMINED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE CONDOMINIUM OWNERSHIP ACT, UTAH CODE ANN. 57-8-1, ET SEQ.
14. THE BOUNDARY LINES OF EACH UNIT ARE AS SET FORTH ON THIS CONDOMINIUM PLAT AND CONSIST OF ENCLOSED ROOMS BOUNDED BY THE UNFINISHED PERIMETER WALLS, CEILINGS, FLOORS, DOORS, AND WINDOWS THEREOF. FOR PURPOSES OF THIS PLAT AND THE CONDOMINIUM DECLARATION, THE TERM "UNFINISHED PERIMETER WALL" MEANS THE INTERIOR SURFACES OF THE STUDS, SUPPORTS, AND OTHER WOODEN, METAL, OR SIMILAR STRUCTURAL MATERIALS WHICH CONSTITUTE THE INTERIOR FACE OF A WALL OF A UNIT.
15. UNIT SQUARE FOOTAGE HAS BEEN CALCULATED FROM THE SURFACE OF THE UNFINISHED PERIMETER WALL, UNLESS OTHERWISE SHOWN HEREON. UNIT SQUARE FOOTAGES DO NOT INCLUDE THE AREA OF GARAGES, MECHANICAL ROOMS, OR CRAWL SPACES, WHICH ARE SHOWN SEPARATELY.
16. IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION, UNITS SHALL INCLUDE ANY DRYWALL, WALL PANELING, WOOD, TILE, PAINT, PAPER, CARPETING, OR ANY OTHER WALL, CEILING, OR FLOOR COVERING, INTERIOR WINDOW FRAMES, SHUTTERS, INTERIOR DOORS AND INTERIOR DOOR FRAMES. UNITS SHALL NOT INCLUDE ANY WINDOWS, EXTERIOR WINDOW FRAMES, ENTRY DOORS, OR EXTERIOR DOOR FRAMES, WHICH ARE INCLUDED IN THE COMMON AREAS AND FACILITIES.
17. UNITS SHALL INCLUDE ANY HEATING AND REFRIGERATING ELEMENTS OR RELATED EQUIPMENT, UTILITY LINES AND OUTLETS, ELECTRICAL AND PLUMBING FIXTURES, PIPES, AND ALL OTHER RELATED EQUIPMENT REQUIRED TO PROVIDE HEATING, AIR-CONDITIONING, HOT AND COLD WATER, ELECTRICAL, AUDIO-VISUAL SERVICES, INTERNET OR OTHER UTILITY SERVICES TO THE UNIT AND LOCATED WITHIN THE UNFINISHED PERIMETER WALLS, CEILINGS, AND FLOORS; PROVIDED, HOWEVER, THAT A UNIT SHALL NOT INCLUDE ANY OF THE STRUCTURAL COMPONENTS OF THE BUILDING OR UTILITY OR SERVICE LINES LOCATED WITHIN THE UNIT BUT SERVING MORE THAN ONE UNIT.



VICINITY MAP

N.T.S.

PLAT NOTES: (CONTINUED)

18. THE COMMON AREAS AND FACILITIES SHALL INCLUDE THE FOUNDATION, PERIMETER AND SUPPORTING WALLS, ROOFS, PATIOS, DECKS, BALCONIES, AND DRIVEWAYS, MECHANICAL INSTALLATIONS CONSISTING OF THE EQUIPMENT AND MATERIALS MAKING UP ANY CENTRAL SERVICES SUCH AS POWER, LIGHT, GAS, WATER, AND SEWER, WHICH EXIST FOR USE BY ONE OR MORE OF THE OWNERS; AND, IN GENERAL, ALL OTHER PARTS OF THE PROJECT DESIGNATED AS COMMON AREAS AND FACILITIES AND EXISTING FOR THE USE OF ONE OR MORE OF THE OWNERS.
19. LIMITED COMMON AREAS AND FACILITIES MEANS THOSE PARTS OF THE COMMON AREAS AND FACILITIES WHICH ARE LIMITED TO AND RESERVED FOR THE USE OF THE OWNERS OF ONE OR MORE, BUT FEWER THAN ALL, OF THE UNITS. LIMITED COMMON AREAS AND FACILITIES INCLUDE ANY BALCONY, DECK, PATIO, ENTRYWAY, OR PORCH ADJACENT TO A UNIT, ANY INDIVIDUAL WATER AND SEWER SERVICE LINES, AND ANY PLUMBING OR OTHER INSTALLATION SERVICING A UNIT, AS SHOWN ON THIS PLAT OR AS PROVIDED FOR IN THE DECLARATION.
20. THE UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES APPURTENANT TO EACH UNIT IS BASED UPON THE PAR VALUE OF SUCH UNIT, AS SET FORTH IN THE DECLARATION. THE PERCENTAGE OF UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES APPURTENANT TO EACH UNIT IS SET FORTH IN EXHIBIT A TO THE DECLARATION.
21. DUE TO TOPOGRAPHY, ENTRY STEPS AND CEILING HEIGHTS MAY VARY SLIGHTLY BETWEEN UNITS OF THE SAME TYPE. THE SECTION VIEWS SHOWN HEREON ARE REPRESENTATIVE OF EACH UNIT TYPE. THE CONDITIONED FLOOR AREA (SQUARE FOOTAGE) FOR EACH UNIT REMAINS CONSISTENT WITHIN EACH UNIT TYPE AS SHOWN IN THE UNIT SCHEDULE.
22. THIS PLAT RECORDS A TOTAL OF 73,123 SF OF RESIDENTIAL AREA AND IS COMPRISED OF THIRTY-TWO (32) UNITS.
23. THE SECTION VIEWS FOR EACH BUILDING TYPE SHOWN ON THIS CONDOMINIUM PLAT ARE REPRESENTATIVE CROSS-SECTIONS. RESPECTIVE BUILDINGS HAVE FOUNDATIONS THAT STEP IN ACCORDANCE WITH SITE TOPOGRAPHY; REFER TO THE BUILDING ELEVATION TABLES FOR SPECIFIC ENGINEER ELEVATIONS FOR EACH UNIT AT EACH LEVEL.
24. THE SPACE BETWEEN FLOORS AND THE ATTIC SPACE WITHIN EACH UNIT ARE PRIVATE AND ARE PART OF THE UNIT. THE STRUCTURAL ROOF AND EXTERIOR ENVELOPE REMAIN COMMON AREAS AND FACILITIES. EACH OWNER IS RESPONSIBLE FOR ALL HVAC EQUIPMENT, DUCTWORK, PIPES, AND OTHER MECHANICAL SYSTEMS LOCATED WITHIN ATTIC SPACE AND SERVING ONLY THAT OWNER'S UNIT.
25. EACH OWNER, AT SUCH OWNER'S EXPENSE, SHALL MAINTAIN AND KEEP IN REPAIR THE INTERIOR OF SUCH OWNER'S UNIT, INCLUDING THE FIXTURES AND UTILITIES LOCATED IN THE UNIT. ALL FIXTURES, EQUIPMENT, AND UTILITIES INSTALLED AND INCLUDED IN A UNIT SERVING ONLY THAT UNIT, SHALL BE MAINTAINED AND KEPT IN REPAIR BY THE OWNER OF THAT UNIT.
26. THE MAINTENANCE, REPLACEMENT AND REPAIR OF THE COMMON AREAS AND FACILITIES SHALL BE DONE IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION.

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 50, 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 CONDOMINIUM 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 KNOWN AS:

HAVENS AT DEER CREST TOWNHOMES, A UTAH CONDOMINIUM PROJECT

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 PARCEL 2 & PARCEL 3 OF THE AMENDED PLAT OF DEER CREST VILLAGE 3 AT THE DEER CREST RESORT, ON FILE AND OF RECORD AT THE WASATCH COUNTY RECORDERS OFFICE AS ENTRY NO. -----, LOCATED IN BOOK ----- AT PAGE -----.

CONTAINS 160,937 SF OR 3.695 ACRES.

OWNER'S DEDICATION:

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSES THE BUILDING CONSTRUCTED THEREON TO BE DIVIDED INTO UNITS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS HAVENS AT DEER CREST TOWNHOMES, A UTAH CONDOMINIUM PROJECT. THE UNDERSIGNED OWNER HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

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

BY: _____

PRINT NAME: BILL FIVEASH

ITS: AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:

STATE OF UTAH
COUNTY OF _____ } S.S.

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: _____

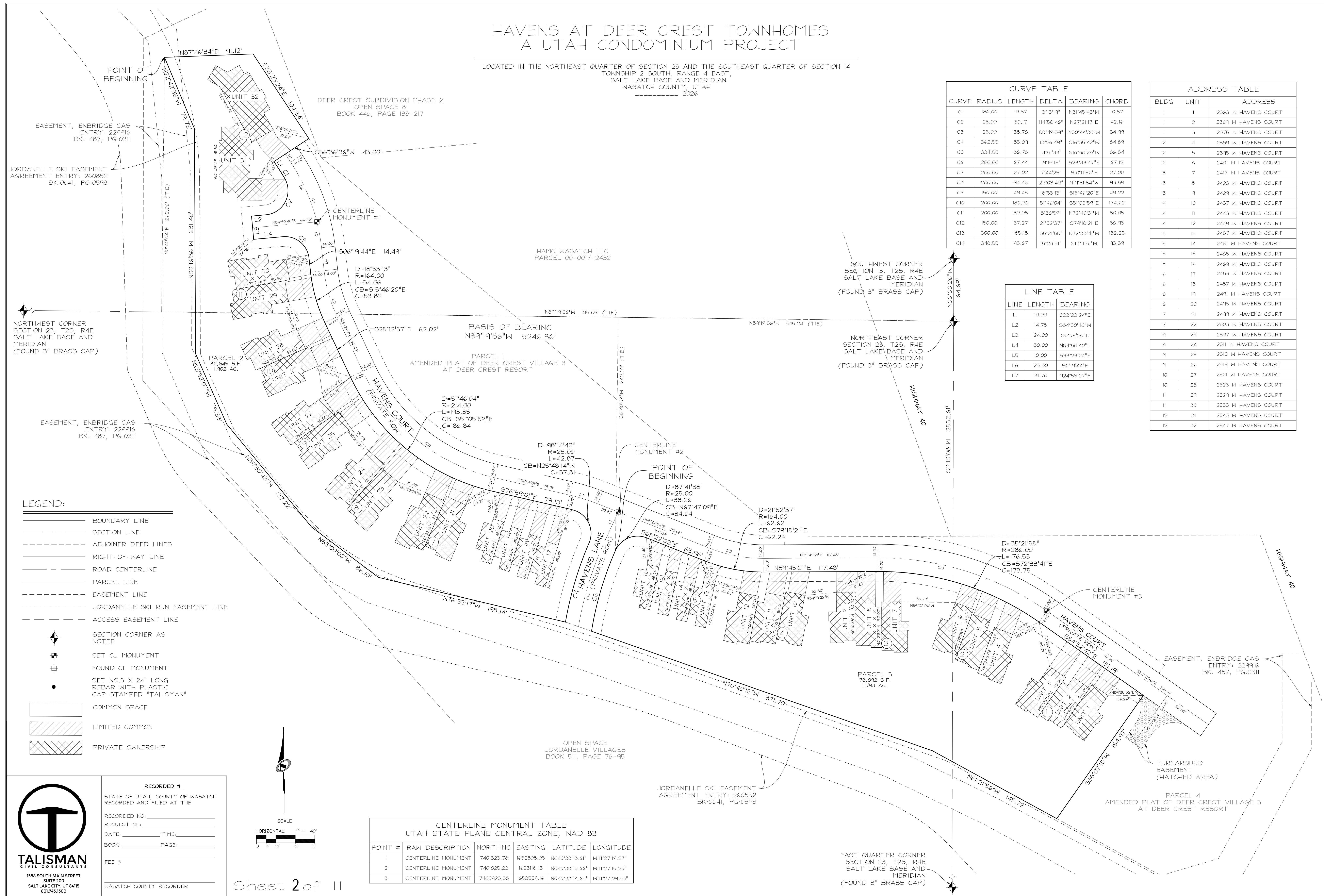
COMMISSION #: _____

MY COMMISSION EXPIRES: _____

<p style="text-align: center;">ROCKY MOUNTAIN POWER</p> <p>1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.</p> <p>2. PURSUANT TO UTAH CODE ANN. 10-3a-601 et seq. ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROPRIATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:</p> <p style="margin-left: 20px;">a. A RECORDED EASEMENT OR RIGHT-OF-WAY.</p> <p style="margin-left: 20px;">b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS.</p> <p style="margin-left: 20px;">c. TITLE 54, CHAPTER 05, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR</p> <p style="margin-left: 20px;">d. ANY OTHER PROVISION OF LAW.</p> <p>APPROVED THIS ____ DAY OF ____ 20____</p> <p>_____ ROCKY MOUNTAIN POWER</p>	<p style="text-align: center;">ENBRIDGE GAS UTAH</p> <p>QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 05, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR HAVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.</p> <p>QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH</p> <p>APPROVED THIS ____ DAY OF ____ 20____</p> <p>BY _____</p> <p>TITLE _____</p>	<p style="font-size: 1.2em;">HAVENS AT DEER CREST TOWNHOMES A UTAH CONDOMINIUM PROJECT</p> <p style="font-size: 0.8em;">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 ----- 2026</p>
<p style="text-align: center;">MIDA ATTORNEY</p> <p>APPROVED TO FORM THIS ____ DAY OF _____, 20____.</p> <p>RECORD OF SURVEY NO. _____</p> <p>_____ MIDA ATTORNEY</p>	<p style="text-align: center;">MILITARY INSTALLATION DEVELOPMENT AUTHORITY (MIDA)</p> <p>APPROVED AND ACCEPTED THIS ____ DAY OF _____, 20____.</p> <p>_____ MRF PROJECT AREA MANAGER</p>	<p style="font-size: 1.5em;">Sheet 1 of 11</p> <p style="font-weight: bold; font-size: 1.1em;">OWNER/DEVELOPER</p> <p style="font-size: 0.8em;">DEER CREST ASSOCIATES I, L.C. A UTAH LIMITED LIABILITY COMPANY</p>
<p style="text-align: center;">WASATCH COUNTY FIRE DISTRICT</p> <p>APPROVED AND ACCEPTED THIS ____ DAY OF _____, 20____.</p> <p>_____ BY WASATCH COUNTY FIRE DISTRICT AUTHORIZED REPRESENTATIVE</p>	<p style="text-align: center;">JORDANELLE SPECIAL SERVICE DISTRICT</p> <p>APPROVED AND ACCEPTED THIS ____ DAY OF _____, 20____.</p> <p>_____ MANAGER, SPECIAL SERVICE DISTRICT</p>	<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 40%;"> <p style="font-size: 1.2em;">Sheet 1 of 11</p> </div> <div style="width: 50%; text-align: center;"> <p style="font-weight: bold; font-size: 0.8em;">TALISMAN CIVIL CONSULTANTS</p> <p style="font-size: 0.7em;">1588 SOUTH MAIN STREET SUITE 200 SALT LAKE CITY, UT 84115 801.743.1300</p> </div> </div> <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 10px;"> <div style="width: 40%;"> <p style="font-weight: bold; font-size: 0.8em;">RECORDED #</p> <p style="font-size: 0.7em;">STATE OF UTAH, COUNTY OF WASATCH RECORDED AND FILED AT THE</p> <p>RECORDED NO: _____</p> <p>REQUEST OF: _____</p> <p>DATE: _____ TIME: _____</p> <p>BOOK: _____ PAGE: _____</p> <p>FEE \$ _____</p> <p>WASATCH COUNTY RECORDER</p> </div> <div style="width: 50%; text-align: center;"> <p style="font-weight: bold; font-size: 1.1em;">OWNER/DEVELOPER</p> <p style="font-size: 0.8em;">DEER CREST ASSOCIATES I, L.C. A UTAH LIMITED LIABILITY COMPANY</p> </div> </div>

HAVENS AT DEER CREST TOWNHOMES A UTAH CONDOMINIUM PROJECT

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
2026



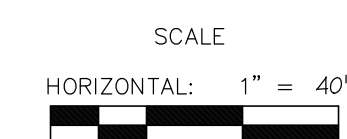
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	186.00	10.57	3°15'19"	N31°45'45"W	10.57
C2	25.00	50.17	114°58'46"	N27°21'17"E	42.16
C3	25.00	38.76	88°49'39"	N50°44'30"W	34.99
C4	362.55	85.09	13°26'49"	S16°35'42"W	84.89
C5	334.55	86.78	14°51'43"	S16°30'28"W	86.54
C6	200.00	67.44	19°19'15"	S23°43'47"E	67.12
C7	200.00	27.02	7°44'25"	S10°11'56"E	27.00
C8	200.00	94.46	27°03'40"	N19°51'34"W	93.59
C9	150.00	49.45	18°53'13"	S15°46'20"E	49.22
C10	200.00	180.70	51°46'04"	S51°05'59"E	174.62
C11	200.00	30.08	8°36'59"	N72°40'31"W	30.05
C12	150.00	57.27	21°52'37"	S79°18'21"E	56.93
C13	300.00	185.18	35°21'58"	N72°33'41"W	182.25
C14	348.55	93.67	15°23'51"	S17°11'31"W	93.39

ADDRESS TABLE		
BLDG	UNIT	ADDRESS
1	1	2363 W HAVENS COURT
1	2	2369 W HAVENS COURT
1	3	2375 W HAVENS COURT
2	4	2389 W HAVENS COURT
2	5	2395 W HAVENS COURT
2	6	2401 W HAVENS COURT
3	7	2417 W HAVENS COURT
3	8	2423 W HAVENS COURT
3	9	2429 W HAVENS COURT
4	10	2437 W HAVENS COURT
4	11	2443 W HAVENS COURT
4	12	2449 W HAVENS COURT
5	13	2457 W HAVENS COURT
5	14	2461 W HAVENS COURT
5	15	2465 W HAVENS COURT
5	16	2469 W HAVENS COURT
6	17	2483 W HAVENS COURT
6	18	2487 W HAVENS COURT
6	19	2491 W HAVENS COURT
6	20	2495 W HAVENS COURT
7	21	2499 W HAVENS COURT
7	22	2503 W HAVENS COURT
8	23	2507 W HAVENS COURT
8	24	2511 W HAVENS COURT
9	25	2515 W HAVENS COURT
9	26	2519 W HAVENS COURT
10	27	2521 W HAVENS COURT
10	28	2525 W HAVENS COURT
11	29	2529 W HAVENS COURT
11	30	2533 W HAVENS COURT
12	31	2543 W HAVENS COURT
12	32	2547 W HAVENS COURT

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	10.00	S33°23'24"E
L6	23.80	S6°19'44"E
L7	31.70	N24°53'27"E

- LEGEND:**
- BOUNDARY LINE
 - SECTION LINE
 - ADJOINER DEED LINES
 - RIGHT-OF-WAY LINE
 - ROAD CENTERLINE
 - PARCEL LINE
 - EASEMENT LINE
 - JORDANELLE SKI RUN EASEMENT LINE
 - ACCESS EASEMENT LINE
 - SECTION CORNER AS NOTED
 - SET CL MONUMENT
 - FOUND CL MONUMENT
 - SET NO.5 X 24" LONG REBAR WITH PLASTIC CAP STAMPED "TALISMAN"
 - COMMON SPACE
 - LIMITED COMMON
 - PRIVATE OWNERSHIP

CENTERLINE MONUMENT TABLE UTAH STATE PLANE CENTRAL ZONE, NAD 83					
POINT #	RAW DESCRIPTION	NORTHING	EASTING	LATITUDE	LONGITUDE
1	CENTERLINE MONUMENT	7401323.78	1652808.05	N04°38'18.61"	W111°27'19.27"
2	CENTERLINE MONUMENT	7401025.23	1653118.13	N04°38'15.66"	W111°27'15.25"
3	CENTERLINE MONUMENT	7400923.38	1653559.16	N04°38'14.65"	W111°27'09.53"



TALISMAN
CIVIL CONSULTANTS

1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

RECORDED #

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

RECORDED NO: _____

REQUEST OF: _____

DATE: _____ TIME: _____

BOOK: _____ PAGE: _____

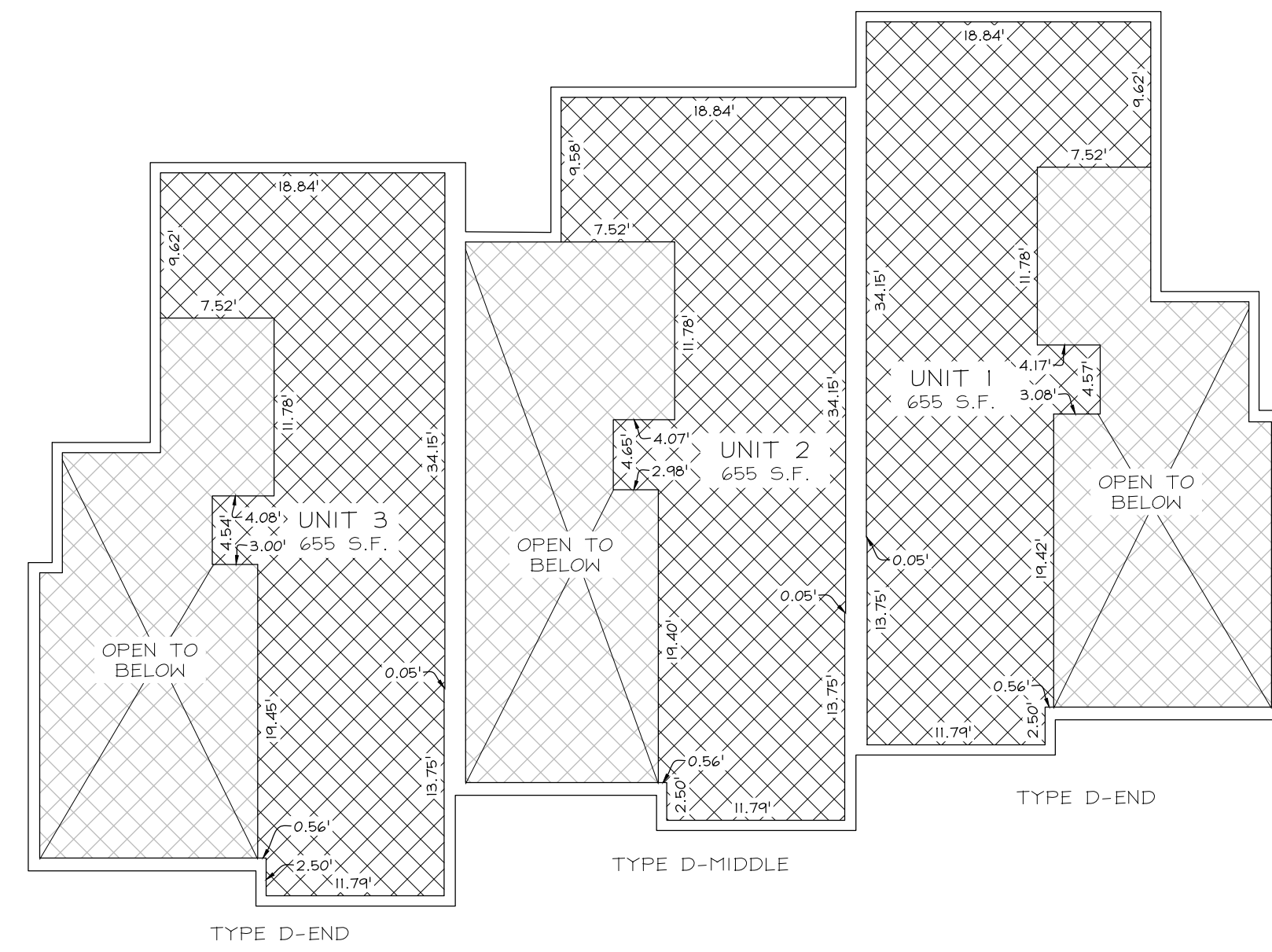
FEE \$ _____

WASATCH COUNTY RECORDER

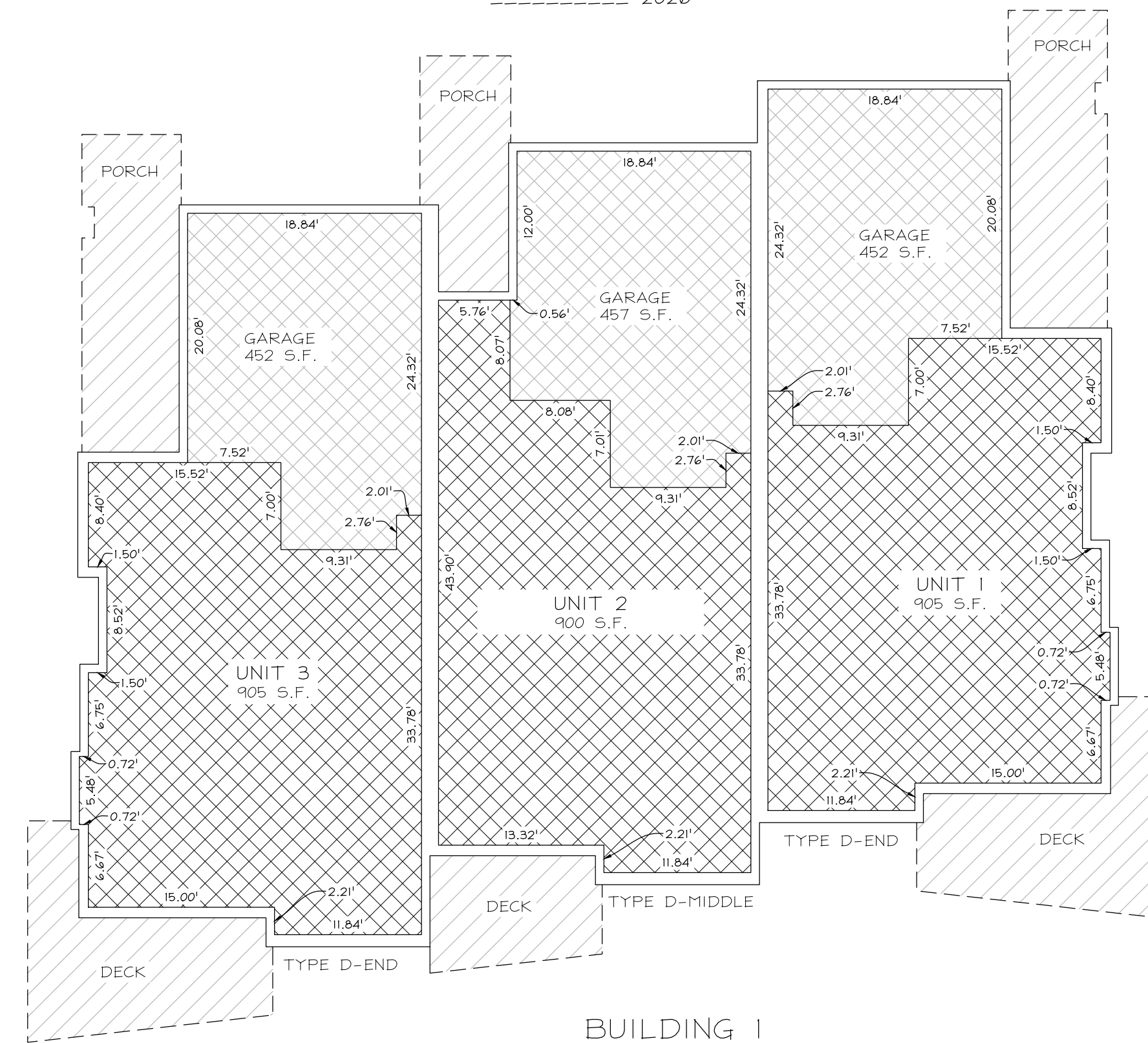
HAVENS AT DEER CREST TOWNHOMES A UTAH CONDOMINIUM PROJECT

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

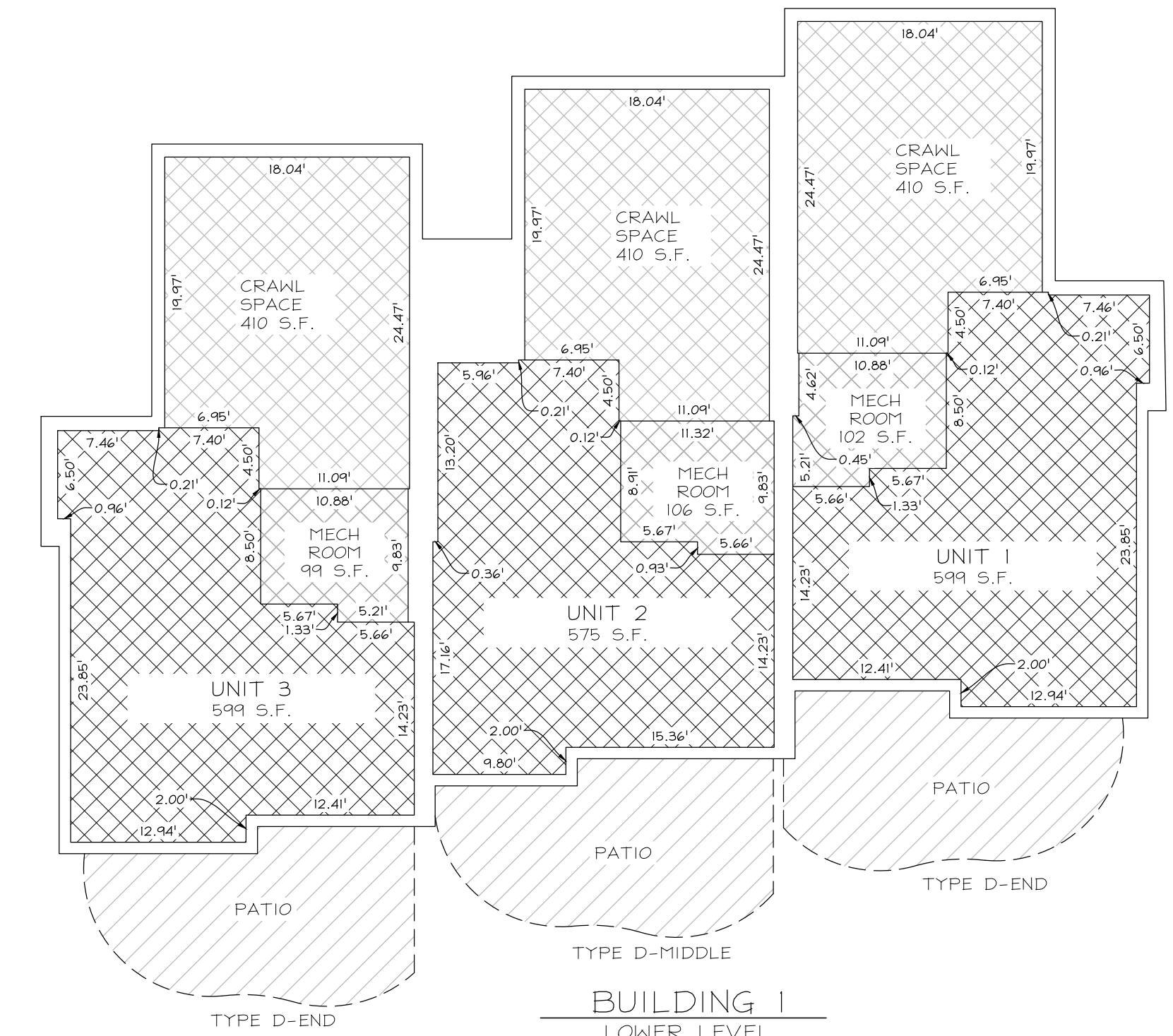
2026



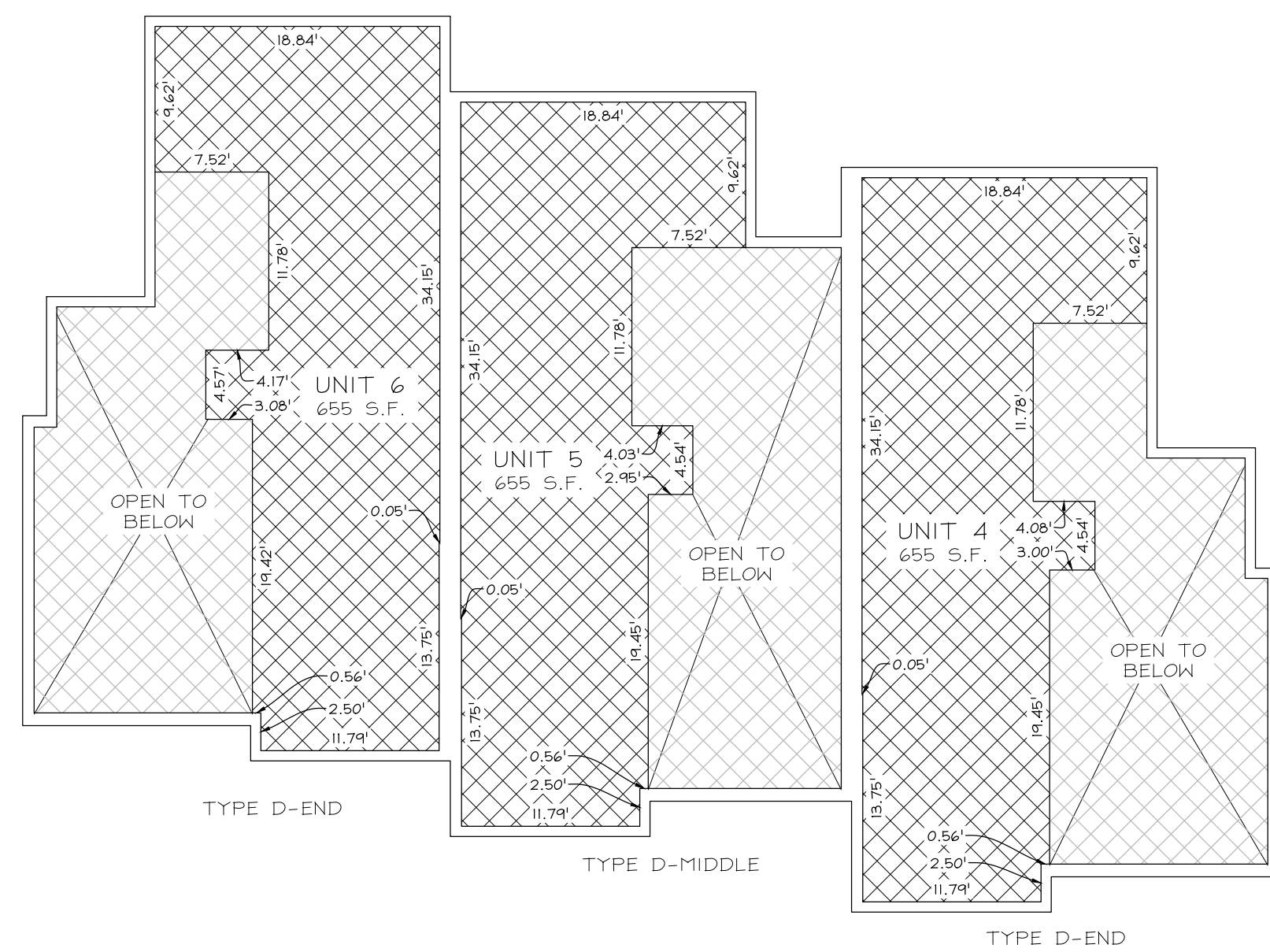
BUILDING 1
UPPER LEVEL
BUILDING TYPE D



BUILDING 1
MAIN LEVEL
BUILDING TYPE D



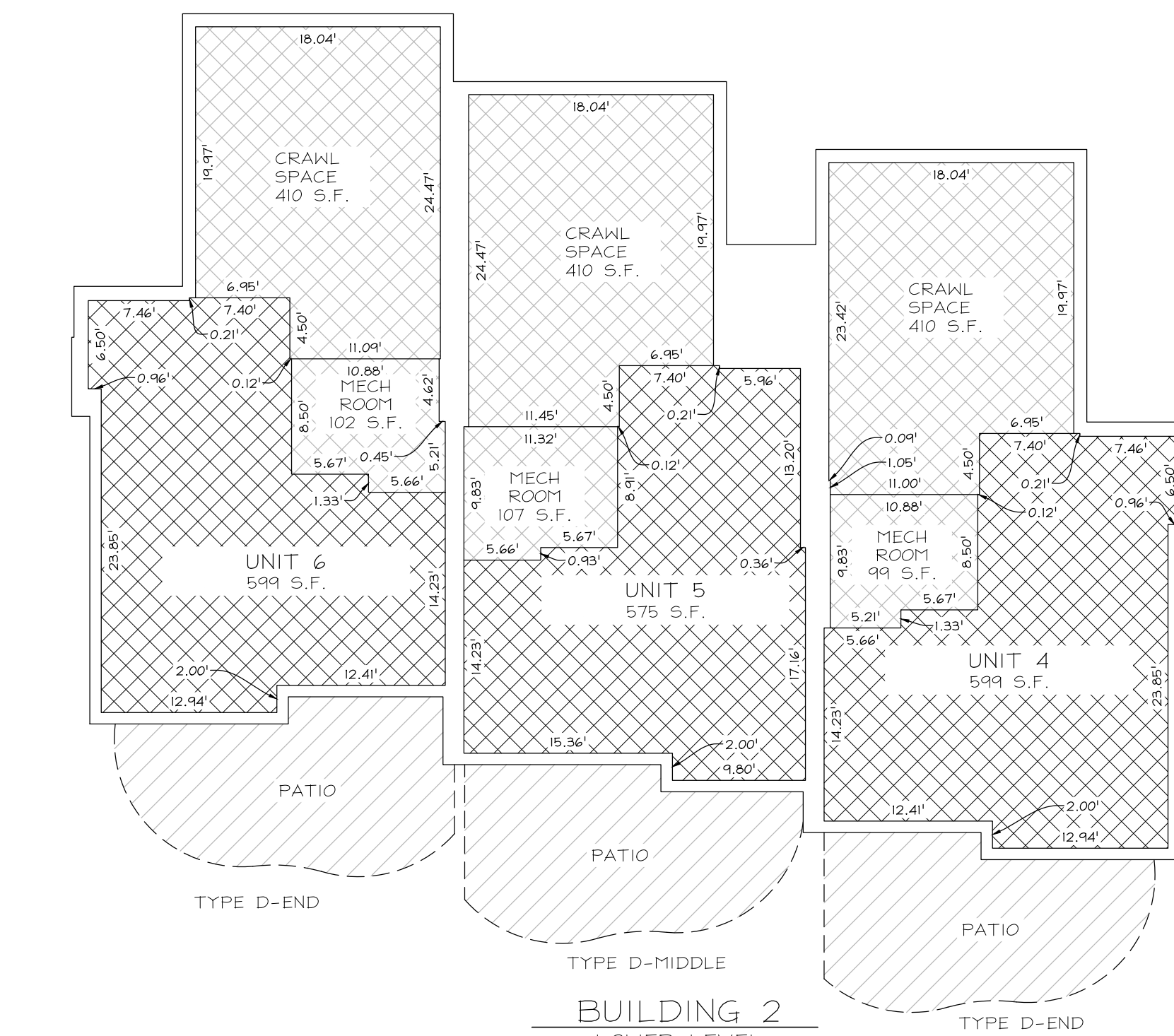
BUILDING 1
LOWER LEVEL
BUILDING TYPE D



BUILDING 2
UPPER LEVEL
BUILDING TYPE D



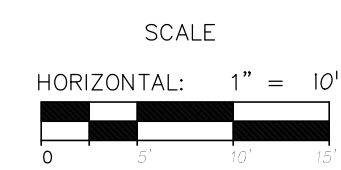
BUILDING 2
MAIN LEVEL
BUILDING TYPE D



BUILDING 2
LOWER LEVEL
BUILDING TYPE D

LEGEND

	COMMON SPACE
	LIMITED COMMON
	PRIVATE OWNERSHIP



UNIT 1		UNIT 2		UNIT 3	
LEVEL	SQUARE FEET	LEVEL	SQUARE FEET	LEVEL	SQUARE FEET
UPPER	655	UPPER	655	UPPER	655
MAIN	905	MAIN	905	MAIN	905
LOWER	599	LOWER	575	LOWER	599
TOTAL	2159	TOTAL	2130	TOTAL	2159
GARAGE	452	GARAGE	457	GARAGE	452
CRAWL SPACE	410	CRAWL SPACE	410	CRAWL SPACE	410
MECH. ROOM	102	MECH. ROOM	106	MECH. ROOM	99

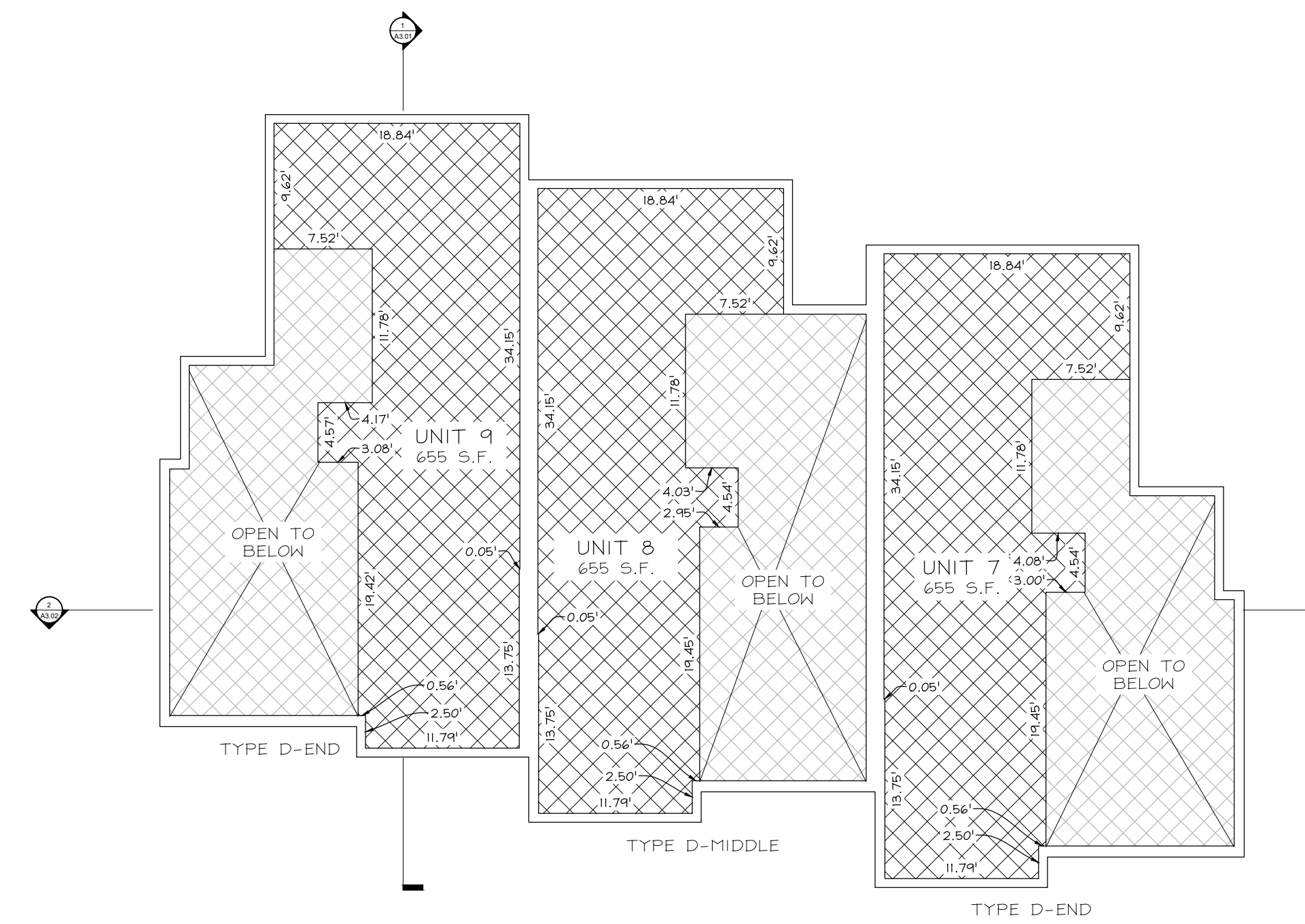
UNIT 4		UNIT 5		UNIT 6	
LEVEL	SQUARE FEET	LEVEL	SQUARE FEET	LEVEL	SQUARE FEET
UPPER	655	UPPER	655	UPPER	655
MAIN	905	MAIN	900	MAIN	905
LOWER	599	LOWER	575	LOWER	599
TOTAL	2159	TOTAL	2130	TOTAL	2159
GARAGE	452	GARAGE	457	GARAGE	452
CRAWL SPACE	410	CRAWL SPACE	410	CRAWL SPACE	410
MECH. ROOM	99	MECH. ROOM	107	MECH. ROOM	102



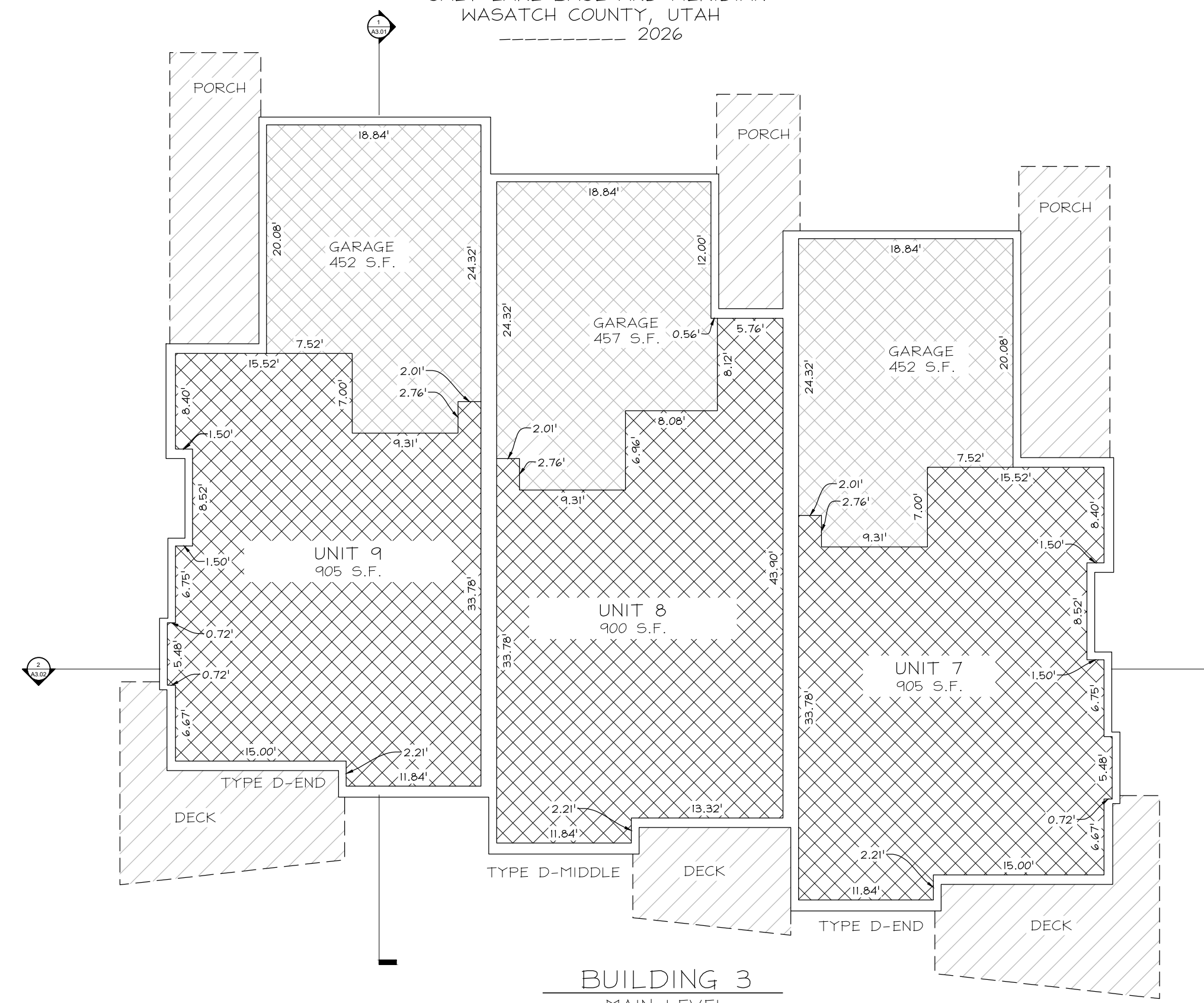
RECORDED #
STATE OF UTAH, COUNTY OF WASATCH
RECORDED AND FILED AT THE
RECORDED NO: _____
REQUEST OF: _____
DATE: _____ TIME: _____
BOOK: _____ PAGE: _____
FEE \$ _____
WASATCH COUNTY RECORDER

HAVENS AT DEER CREST TOWNHOMES A UTAH CONDOMINIUM PROJECT

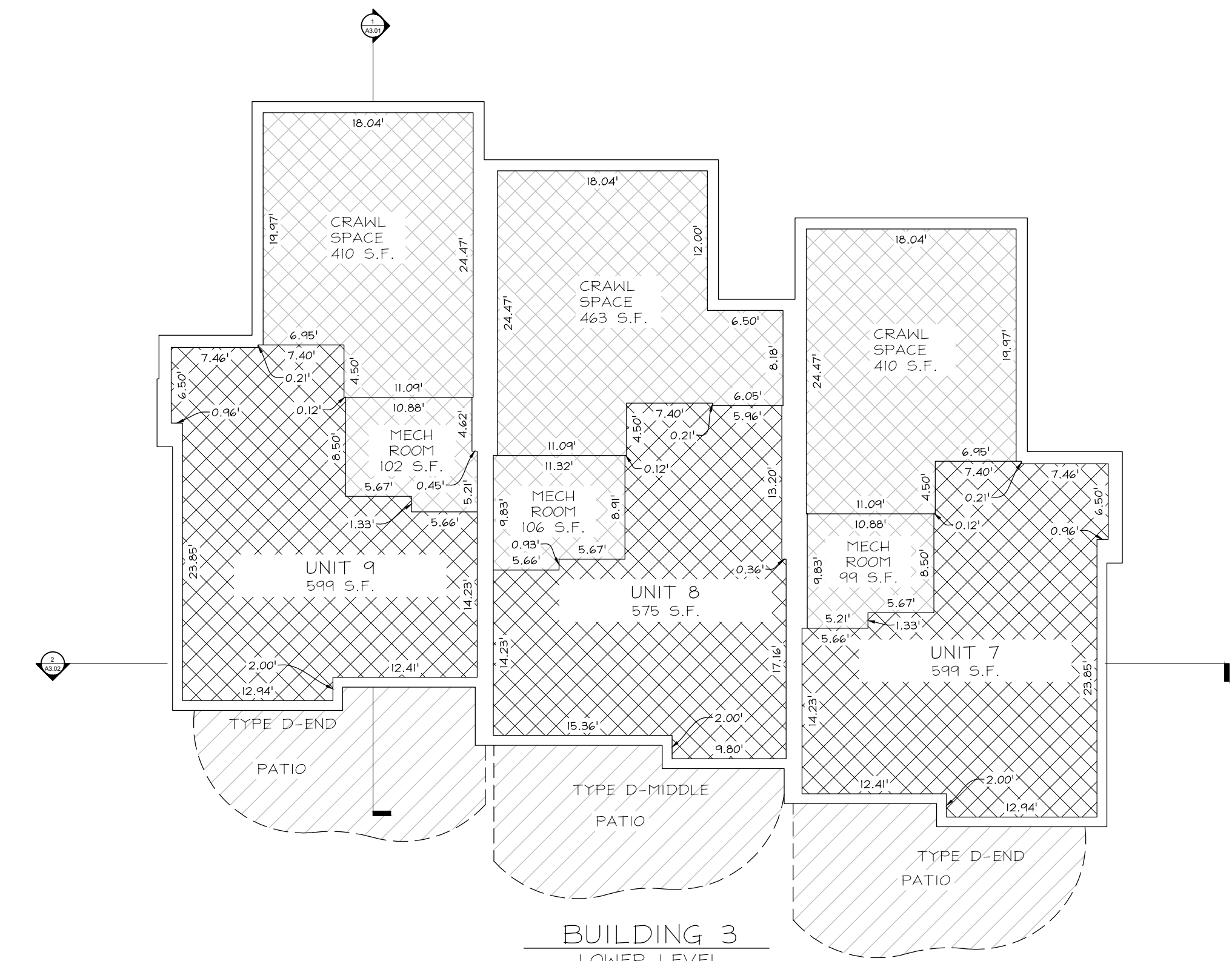
LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND THE SOUTHEAST QUARTER OF SECTION 14
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH
2026



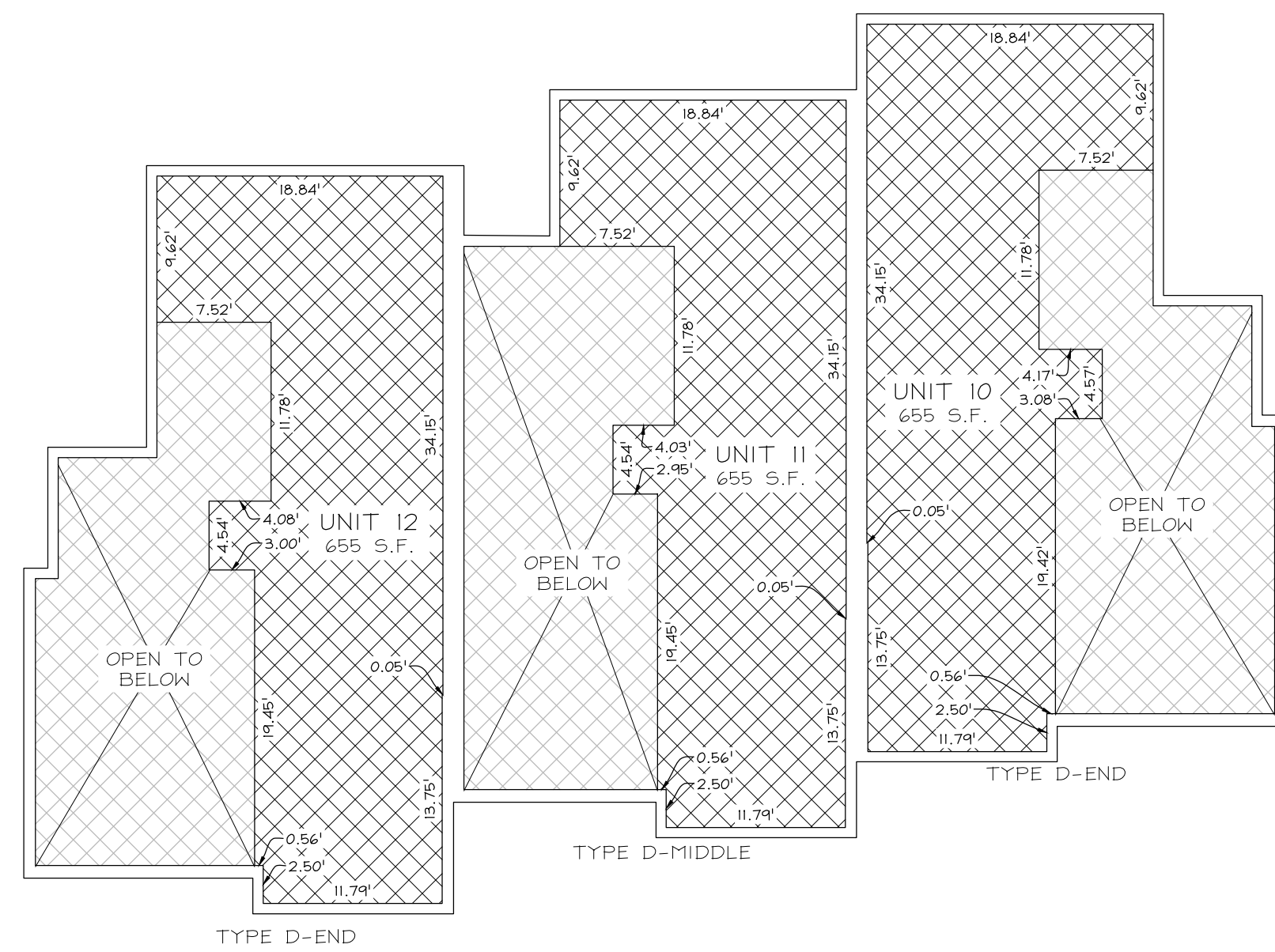
BUILDING 3
UPPER LEVEL
BUILDING TYPE D



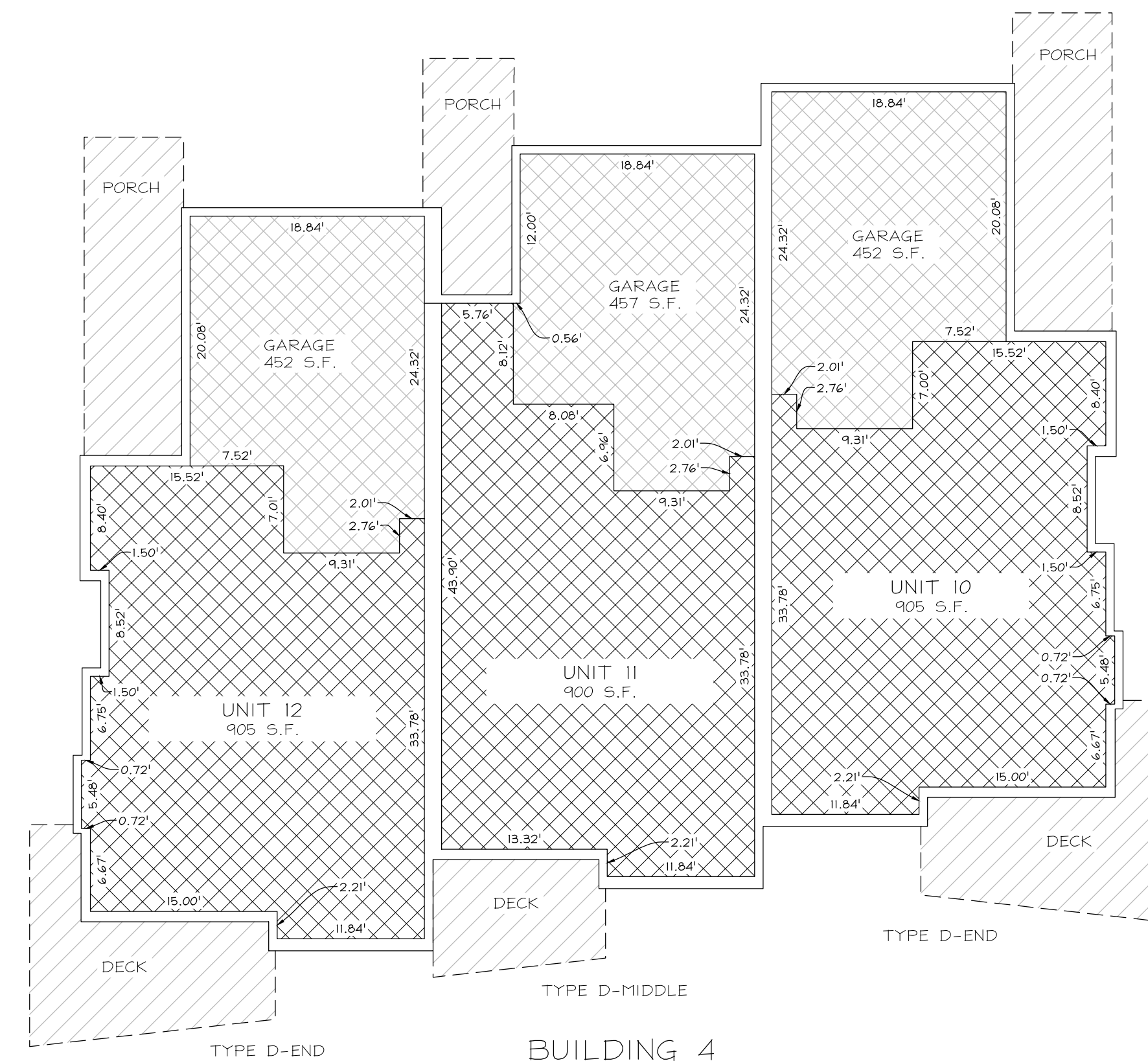
BUILDING 3
MAIN LEVEL
BUILDING TYPE D



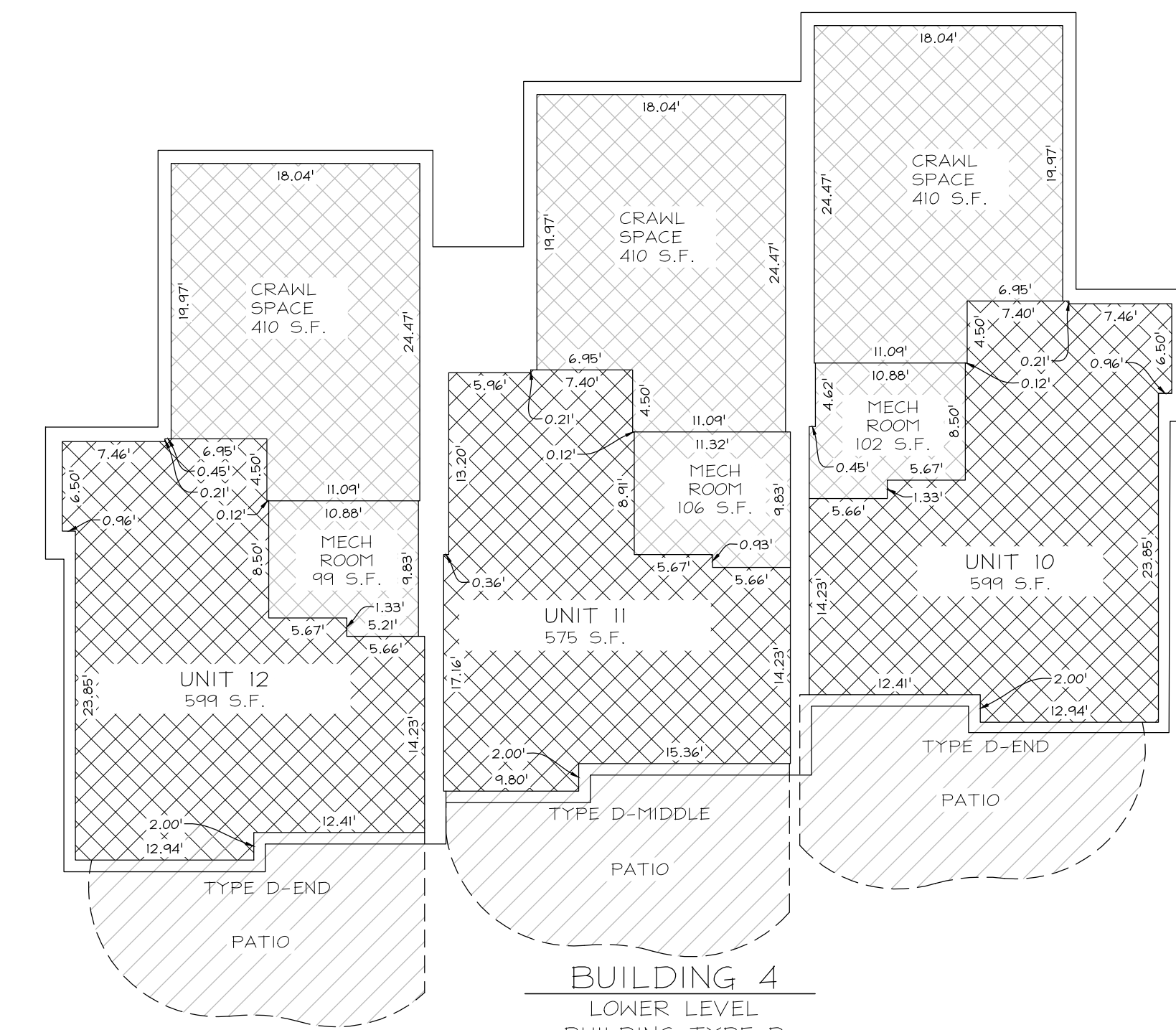
BUILDING 3
LOWER LEVEL
BUILDING TYPE D



BUILDING 4
UPPER LEVEL
BUILDING TYPE D



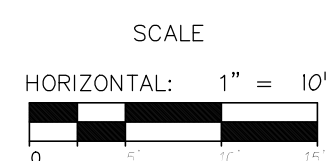
BUILDING 4
MAIN LEVEL
BUILDING TYPE D



BUILDING 4
LOWER LEVEL
BUILDING TYPE D



RECORDED #
STATE OF UTAH, COUNTY OF WASATCH
RECORDED AND FILED AT THE
REQUEST OF: _____
DATE: _____ TIME: _____
BOOK: _____ PAGE: _____
FEE \$ _____
WASATCH COUNTY RECORDER



LEGEND

	COMMON SPACE
	LIMITED COMMON
	PRIVATE OWNERSHIP

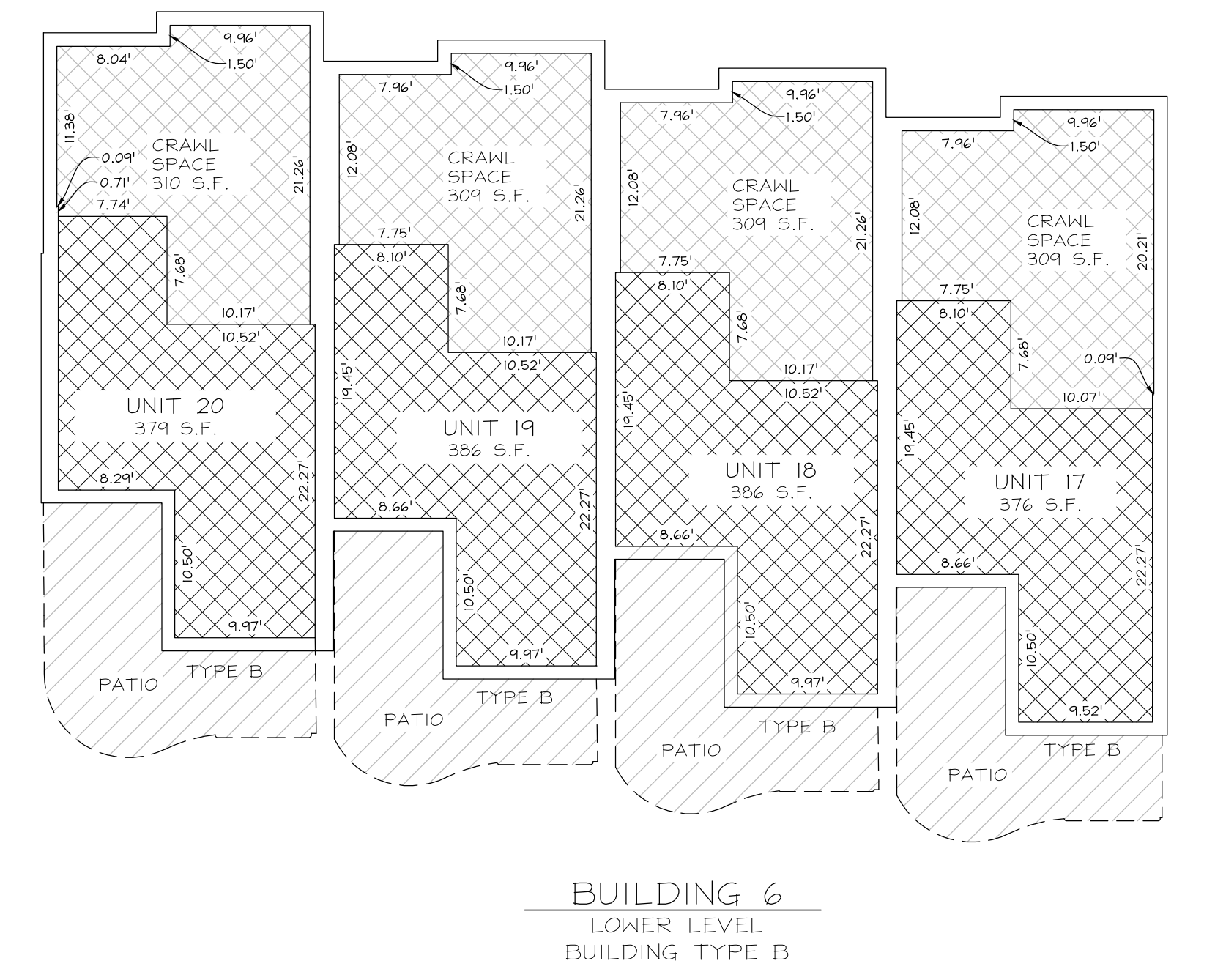
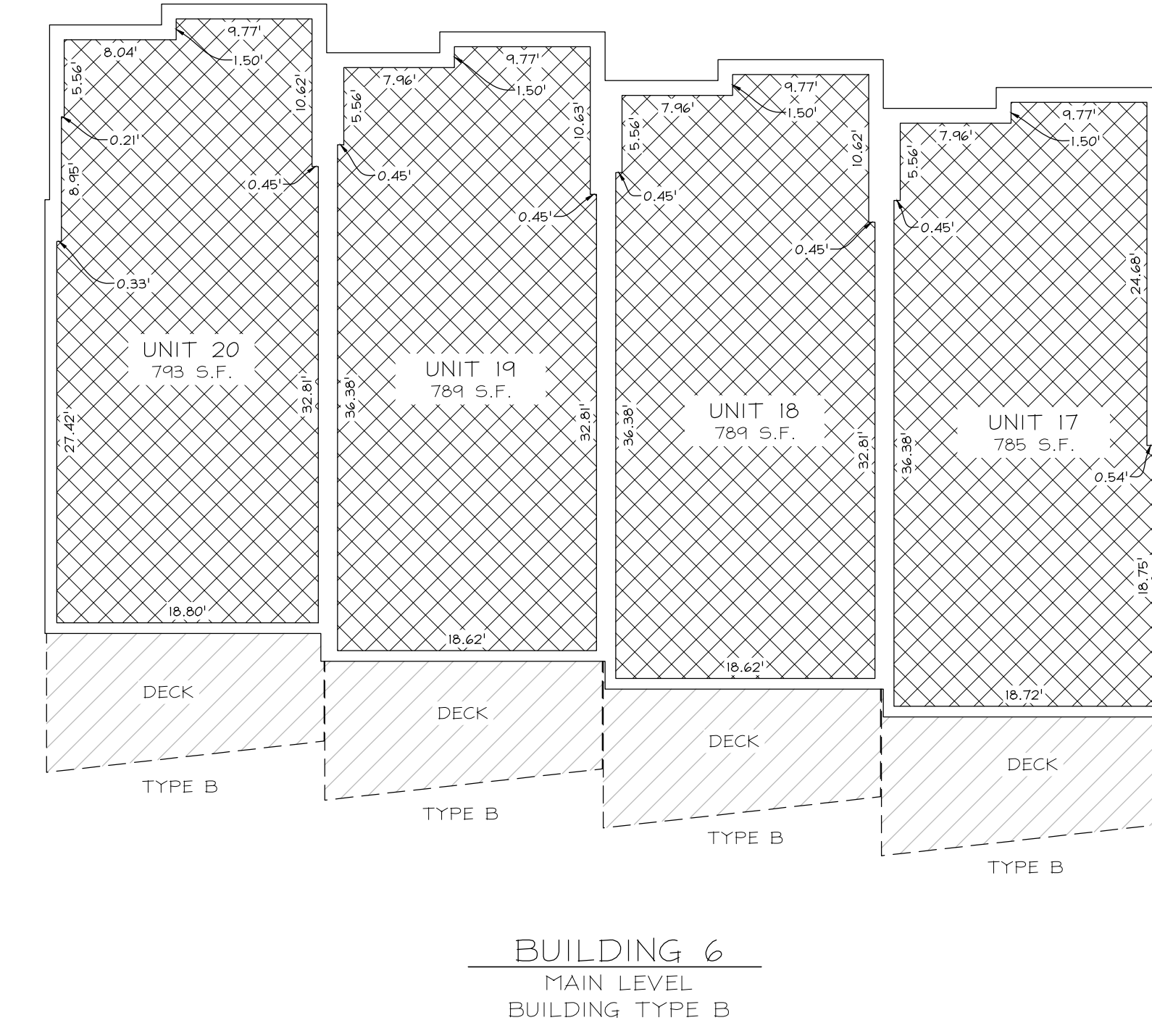
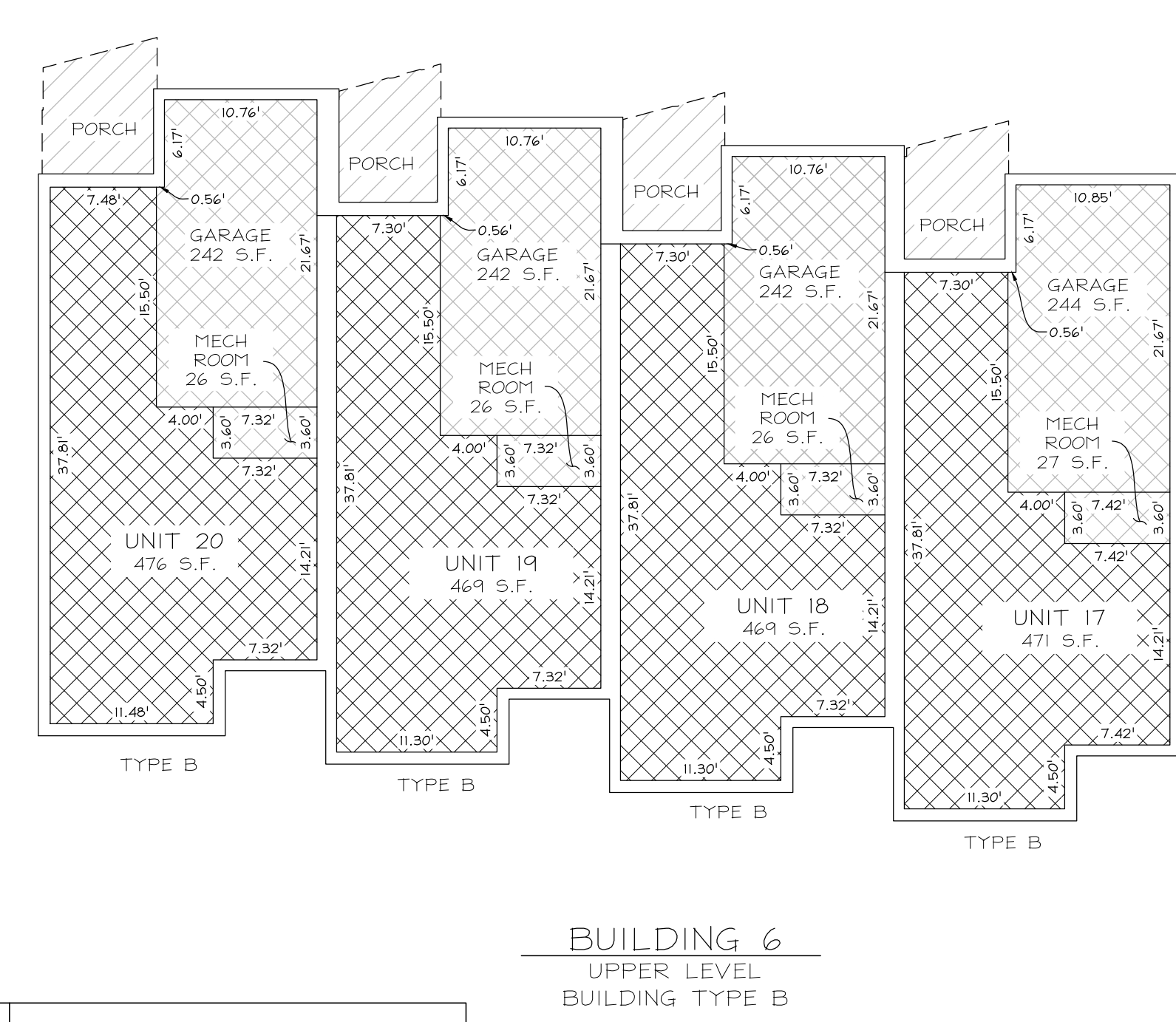
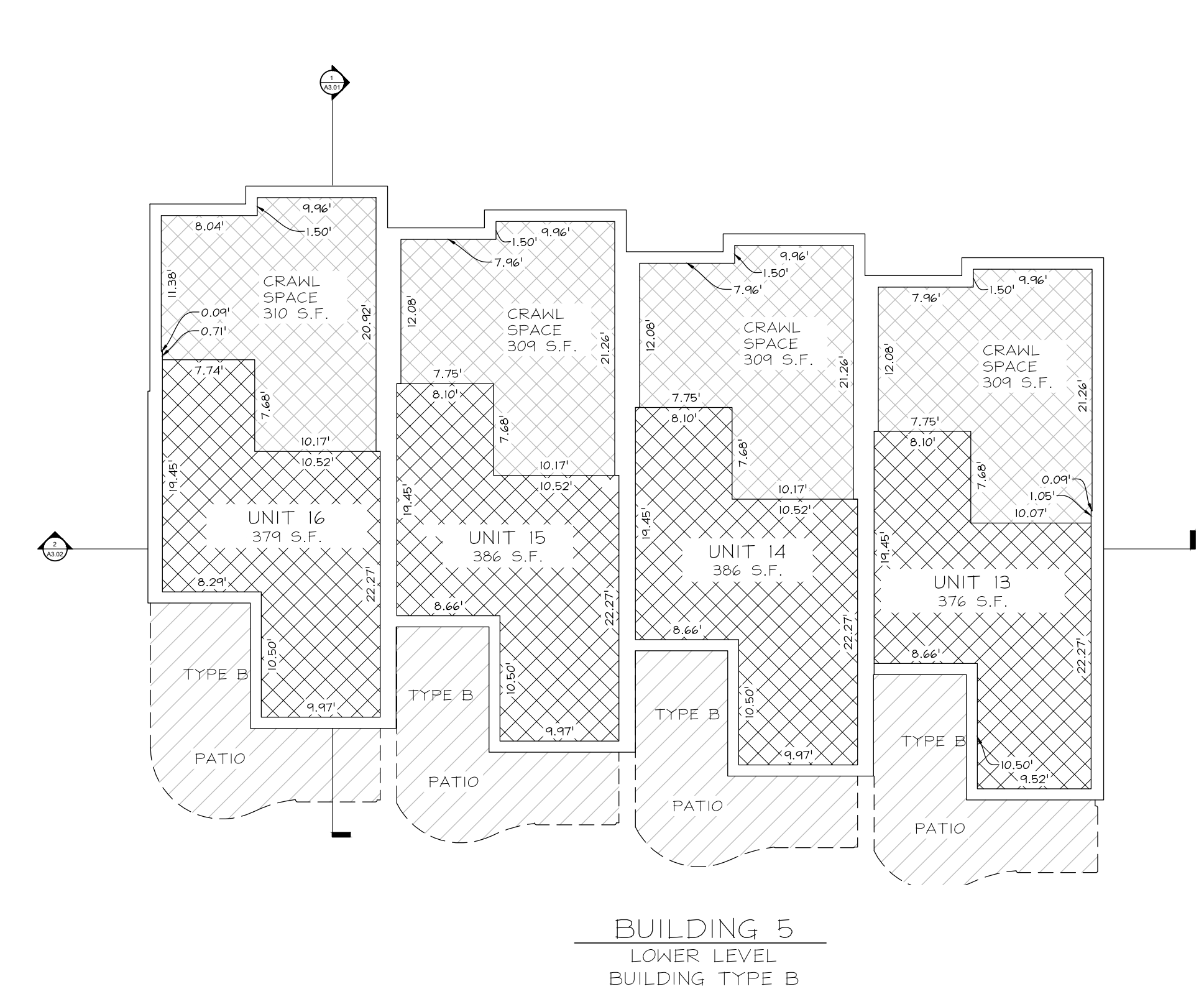
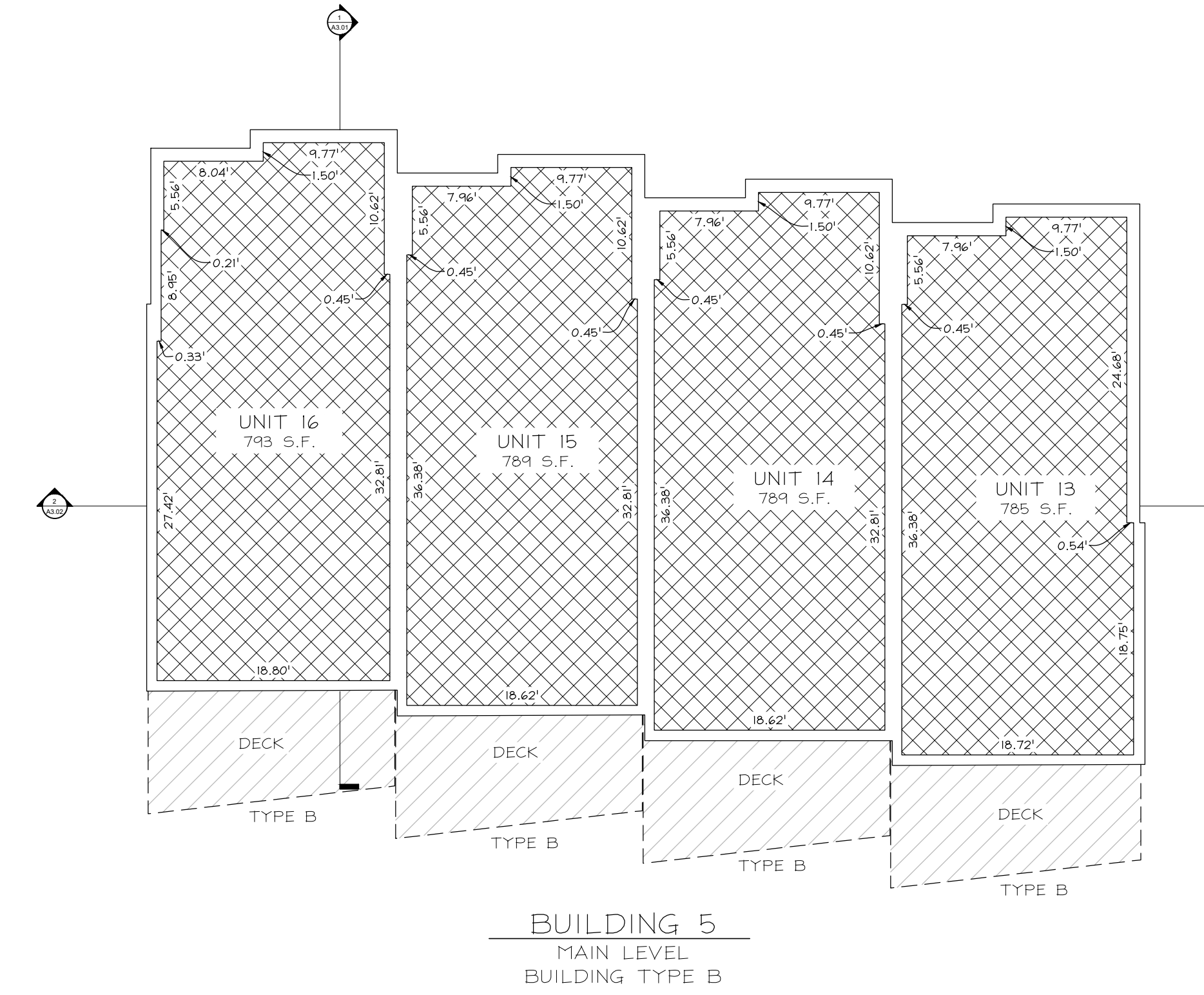
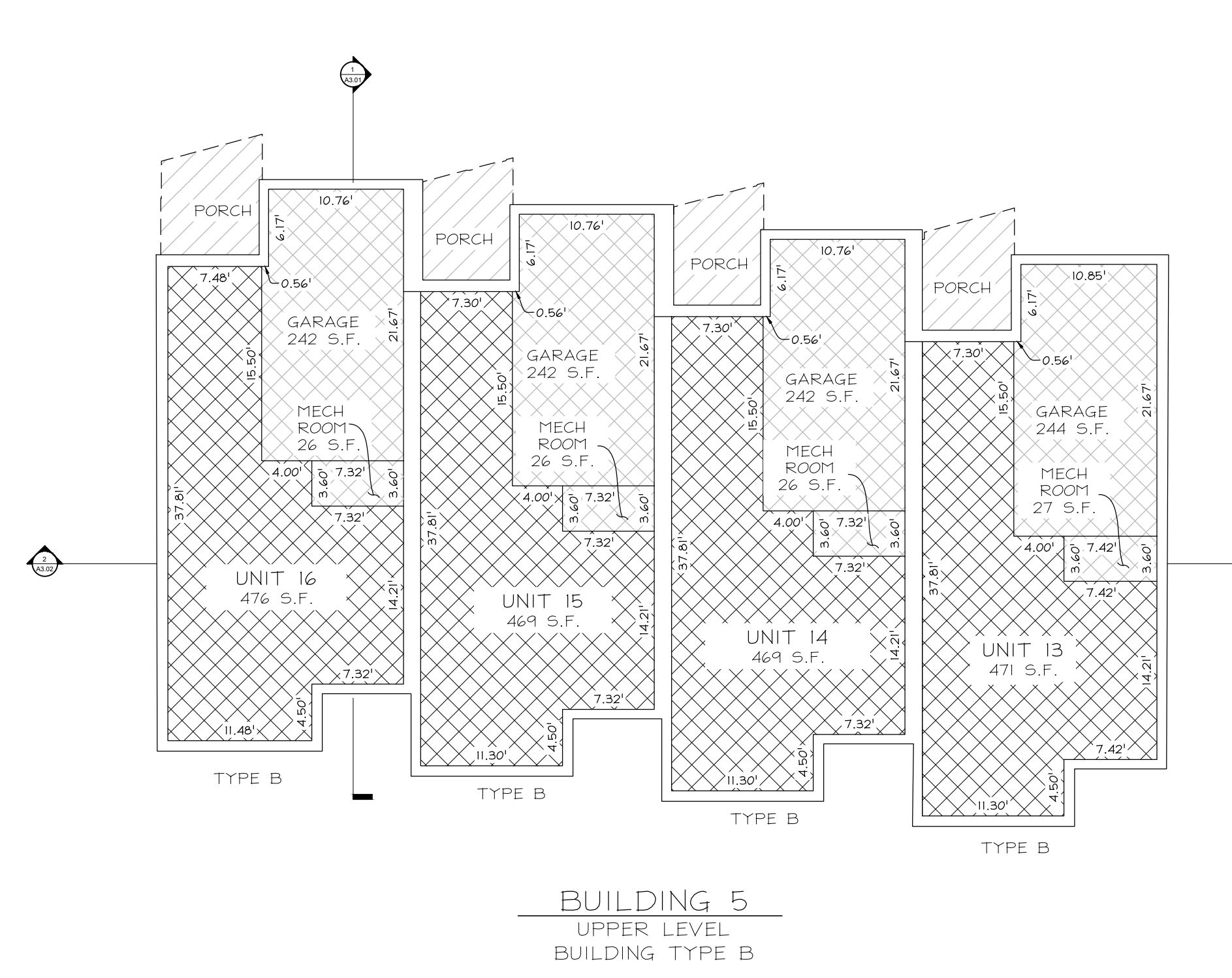
UNIT 7		UNIT 8		UNIT 9	
LEVEL	SQUARE FEET	LEVEL	SQUARE FEET	LEVEL	SQUARE FEET
UPPER	655	UPPER	655	UPPER	655
MAIN	905	MAIN	905	MAIN	905
LOWER	599	LOWER	575	LOWER	599
TOTAL	2159	TOTAL	2130	TOTAL	2159
GARAGE	452	GARAGE	457	GARAGE	452
CRAWL SPACE	410	CRAWL SPACE	463	CRAWL SPACE	410
MECH. ROOM	99	MECH. ROOM	106	MECH. ROOM	102

UNIT 10		UNIT 11		UNIT 12	
LEVEL	SQUARE FEET	LEVEL	SQUARE FEET	LEVEL	SQUARE FEET
UPPER	655	UPPER	655	UPPER	655
MAIN	905	MAIN	900	MAIN	905
LOWER	599	LOWER	575	LOWER	599
TOTAL	2159	TOTAL	2130	TOTAL	2159
GARAGE	452	GARAGE	457	GARAGE	452
CRAWL SPACE	410	CRAWL SPACE	410	CRAWL SPACE	410
MECH. ROOM	102	MECH. ROOM	106	MECH. ROOM	99

HAVENS AT DEER CREST TOWNHOMES A UTAH CONDOMINIUM PROJECT

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

2026



LEGEND

	COMMON SPACE
	LIMITED COMMON
	PRIVATE OWNERSHIP

UNIT 13		UNIT 14		UNIT 15		UNIT 16	
LEVEL	SQUARE FEET	LEVEL	SQUARE FEET	LEVEL	SQUARE FEET	LEVEL	SQUARE FEET
UPPER	471	UPPER	469	UPPER	469	UPPER	476
MAIN	785	MAIN	789	MAIN	789	MAIN	793
LOWER	376	LOWER	386	LOWER	386	LOWER	379
TOTAL	1632	TOTAL	1644	TOTAL	1644	TOTAL	1648
GARAGE	244	GARAGE	242	GARAGE	242	GARAGE	242
CRAWL SPACE	309	CRAWL SPACE	309	CRAWL SPACE	309	CRAWL SPACE	310
MECH. ROOM	27	MECH. ROOM	26	MECH. ROOM	26	MECH. ROOM	26

UNIT 17		UNIT 18		UNIT 19		UNIT 20	
LEVEL	SQUARE FEET	LEVEL	SQUARE FEET	LEVEL	SQUARE FEET	LEVEL	SQUARE FEET
UPPER	471	UPPER	469	UPPER	469	UPPER	476
MAIN	785	MAIN	789	MAIN	789	MAIN	793
LOWER	376	LOWER	386	LOWER	386	LOWER	379
TOTAL	1632	TOTAL	1644	TOTAL	1644	TOTAL	1648
GARAGE	244	GARAGE	242	GARAGE	242	GARAGE	242
CRAWL SPACE	309	CRAWL SPACE	309	CRAWL SPACE	309	CRAWL SPACE	310
MECH. ROOM	27	MECH. ROOM	26	MECH. ROOM	26	MECH. ROOM	26

TALISMAN
CIVIL CONSULTANTS

1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

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

RECORDED NO: _____
REQUEST OF: _____
DATE: _____ TIME: _____
BOOK: _____ PAGE: _____
FEE \$ _____

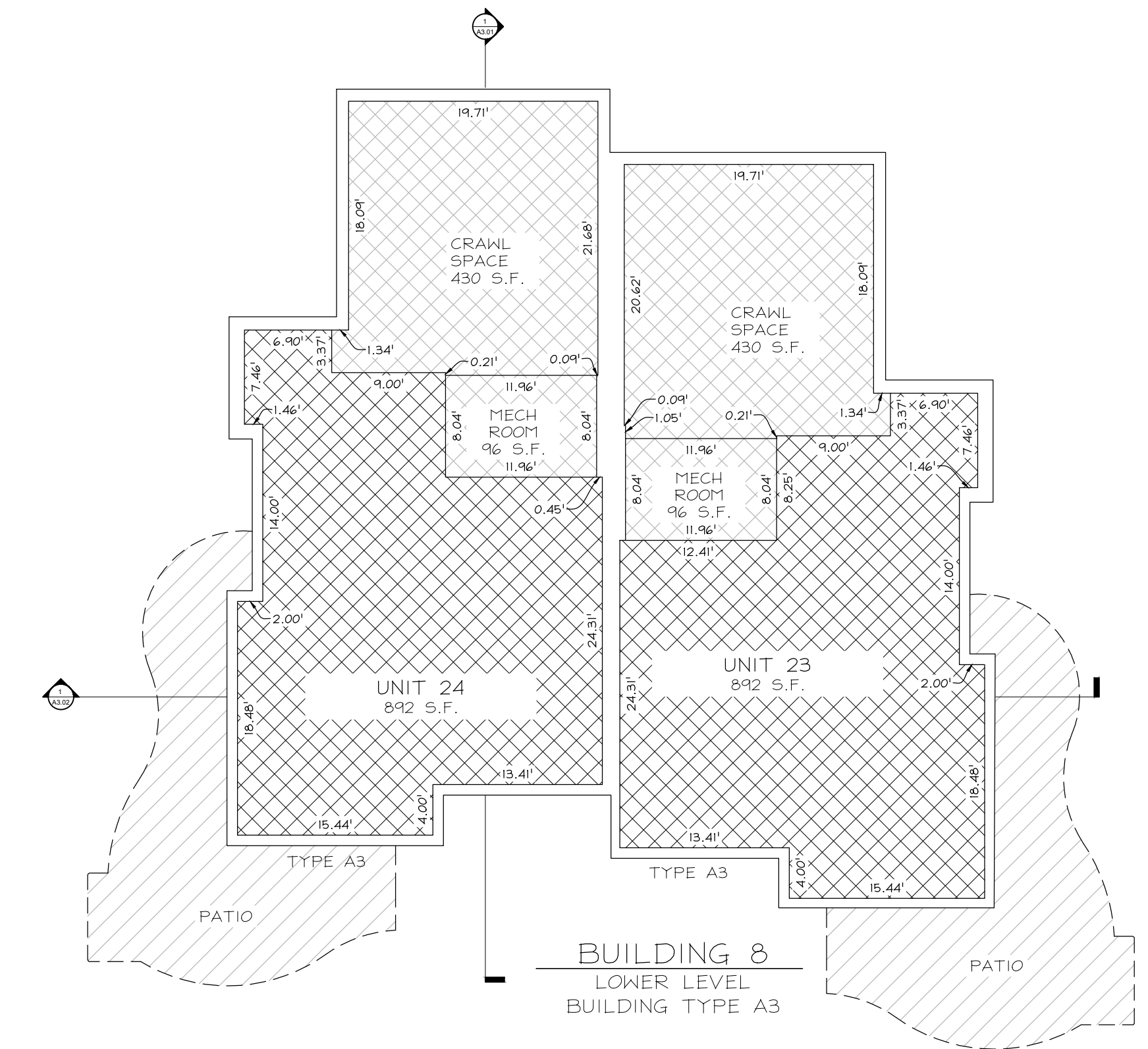
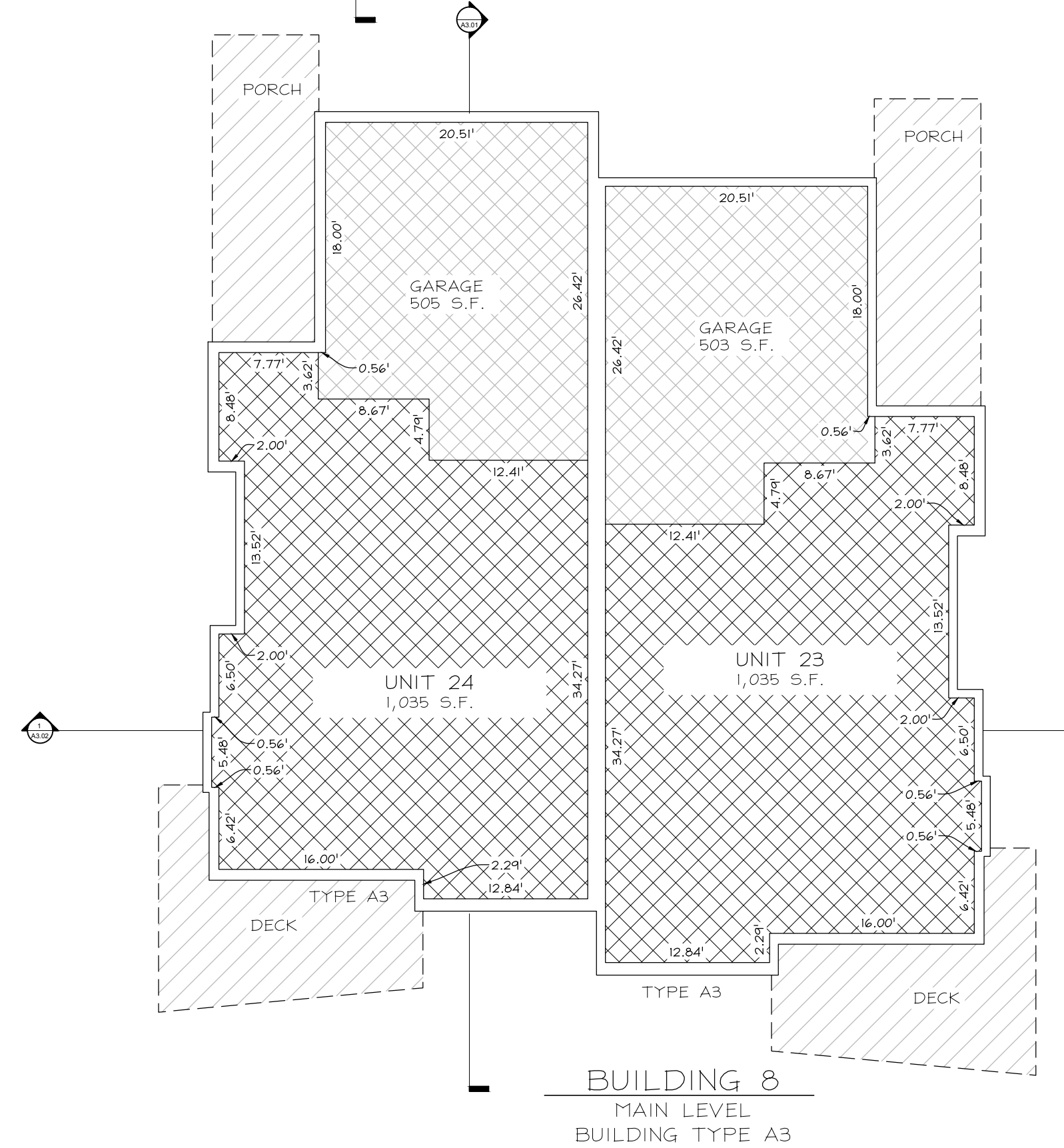
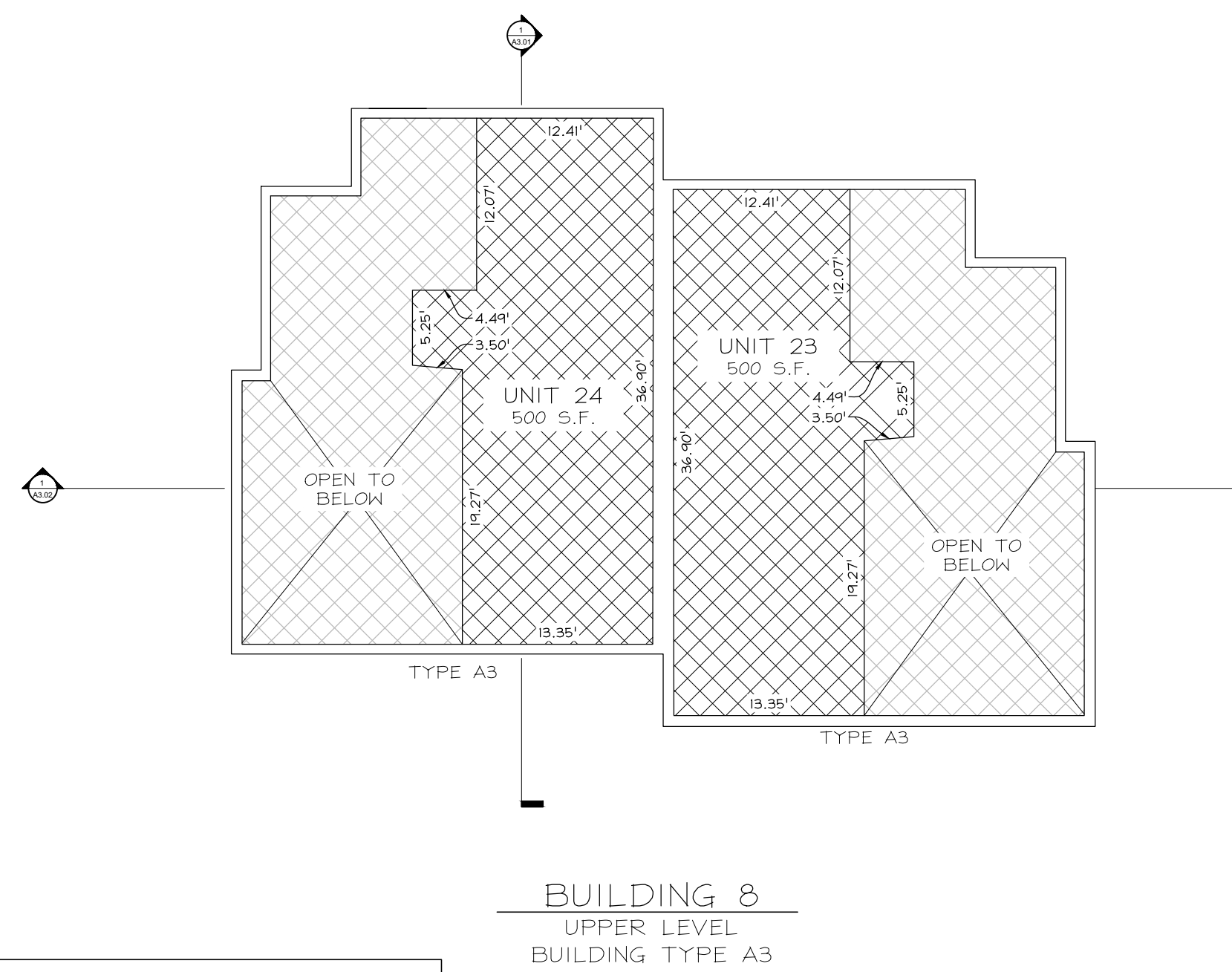
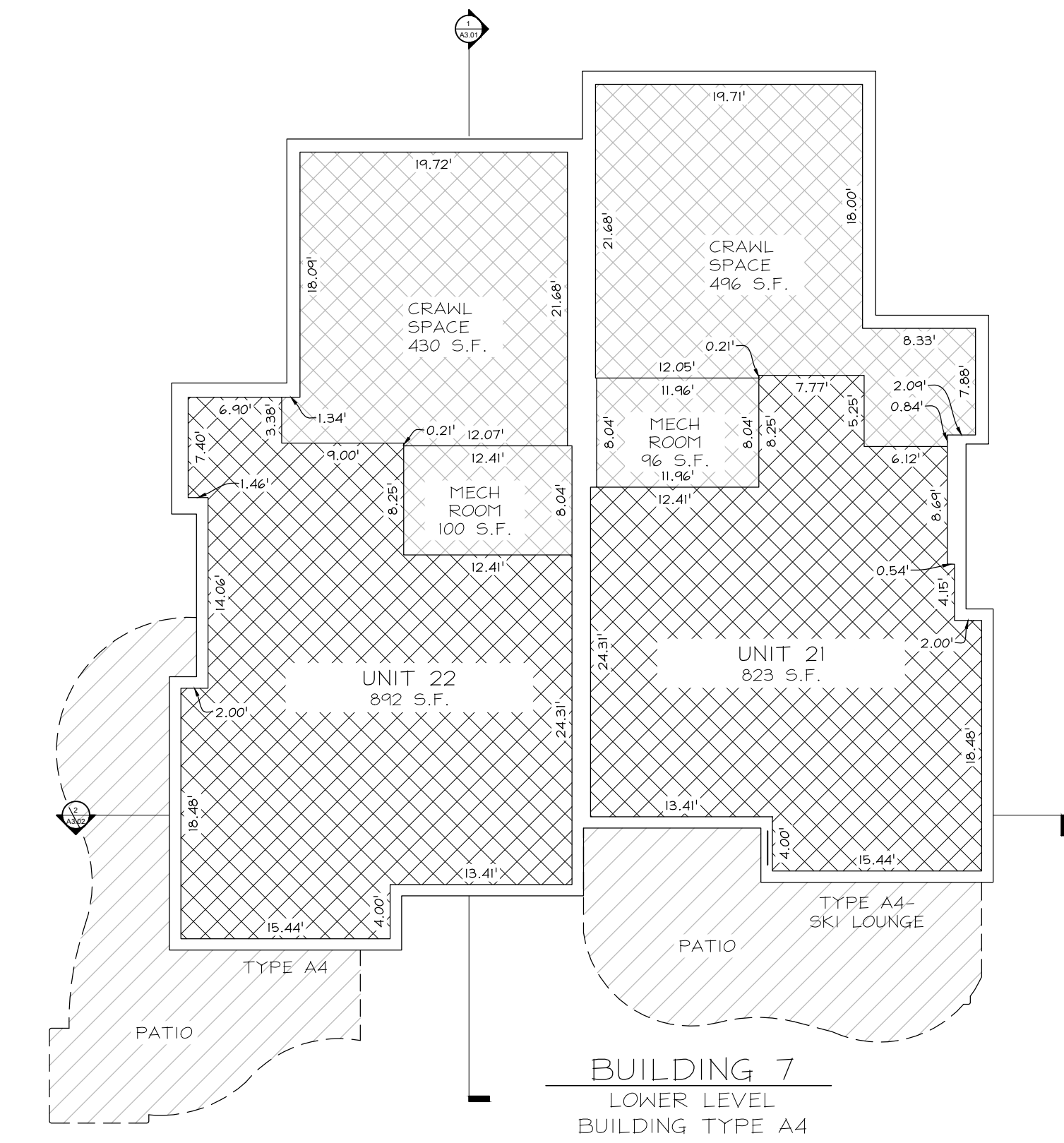
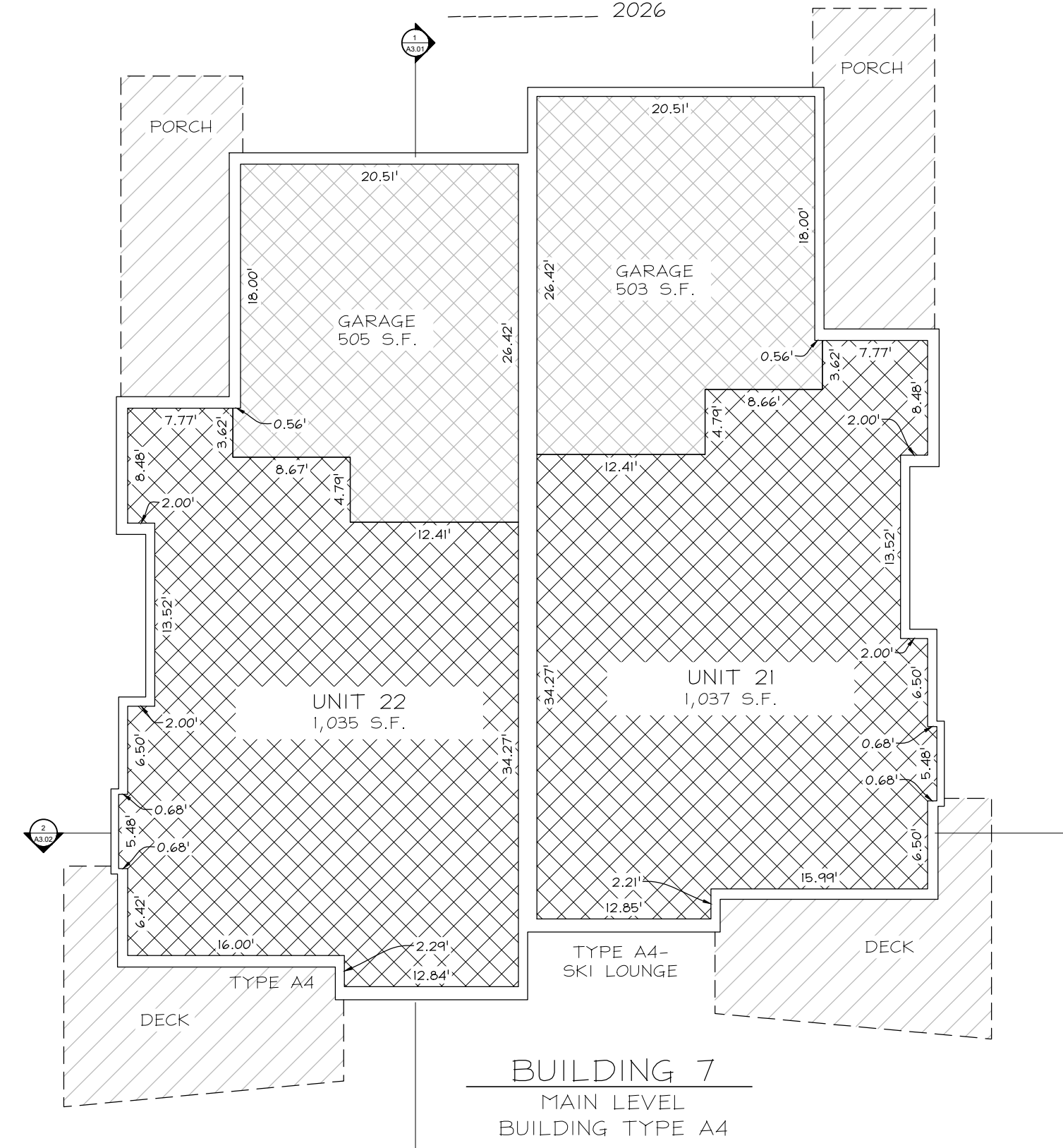
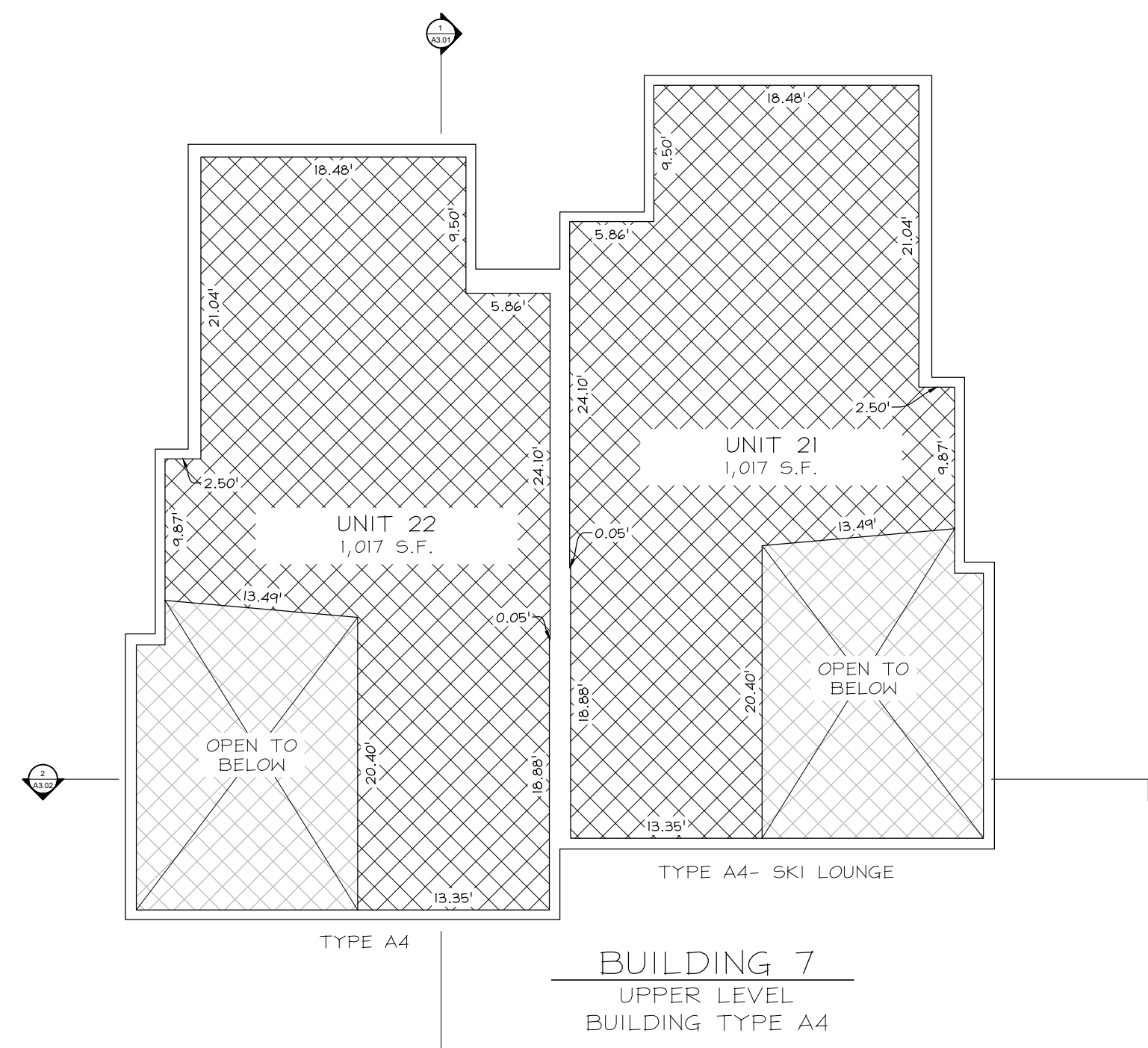
WASATCH COUNTY RECORDER

SCALE
HORIZONTAL: 1" = 10'

Sheet 5 of 11

HAVENS AT DEER CREST TOWNHOMES A UTAH CONDOMINIUM PROJECT

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
2026



LEGEND

	COMMON SPACE
	LIMITED COMMON
	PRIVATE OWNERSHIP

UNIT 21	
LEVEL	SQUARE FEET
UPPER	1017
MAIN	1037
LOWER	823
TOTAL	2877
GARAGE	503
CRAWL SPACE	496
MECH. ROOM	96

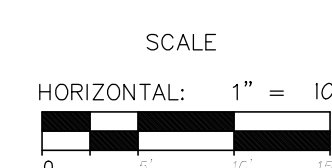
UNIT 22	
LEVEL	SQUARE FEET
UPPER	1017
MAIN	1035
LOWER	892
TOTAL	2944
GARAGE	505
CRAWL SPACE	430
MECH. ROOM	100

UNIT 23	
LEVEL	SQUARE FEET
UPPER	500
MAIN	1035
LOWER	892
TOTAL	2427
GARAGE	503
CRAWL SPACE	430
MECH. ROOM	96

UNIT 24	
LEVEL	SQUARE FEET
UPPER	500
MAIN	1035
LOWER	892
TOTAL	2427
GARAGE	505
CRAWL SPACE	430
MECH. ROOM	96

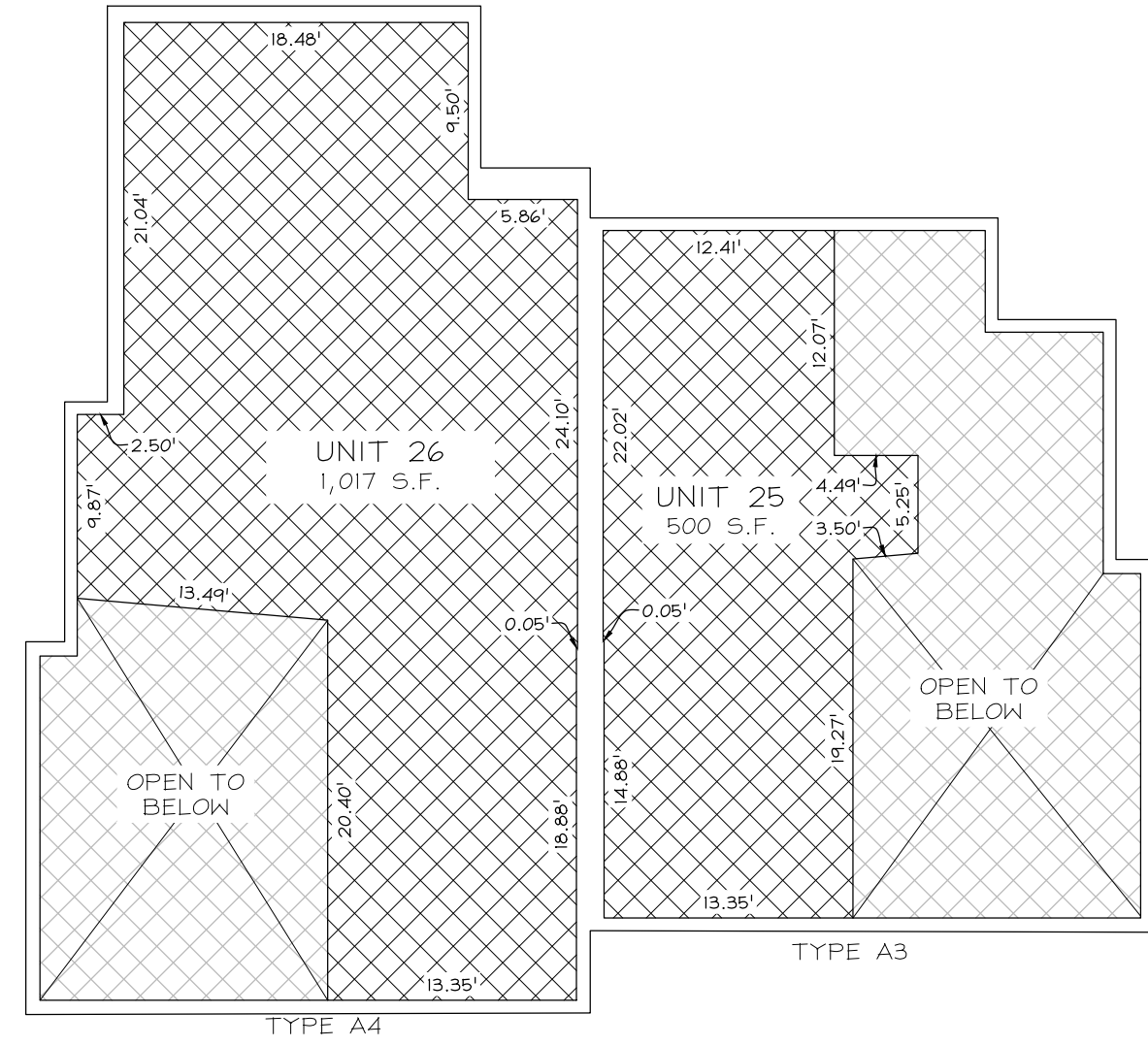


RECORDED #
STATE OF UTAH, COUNTY OF WASATCH
RECORDED AND FILED AT THE
RECORDED NO: _____
REQUEST OF: _____
DATE: _____ TIME: _____
BOOK: _____ PAGE: _____
FEE \$ _____
WASATCH COUNTY RECORDER

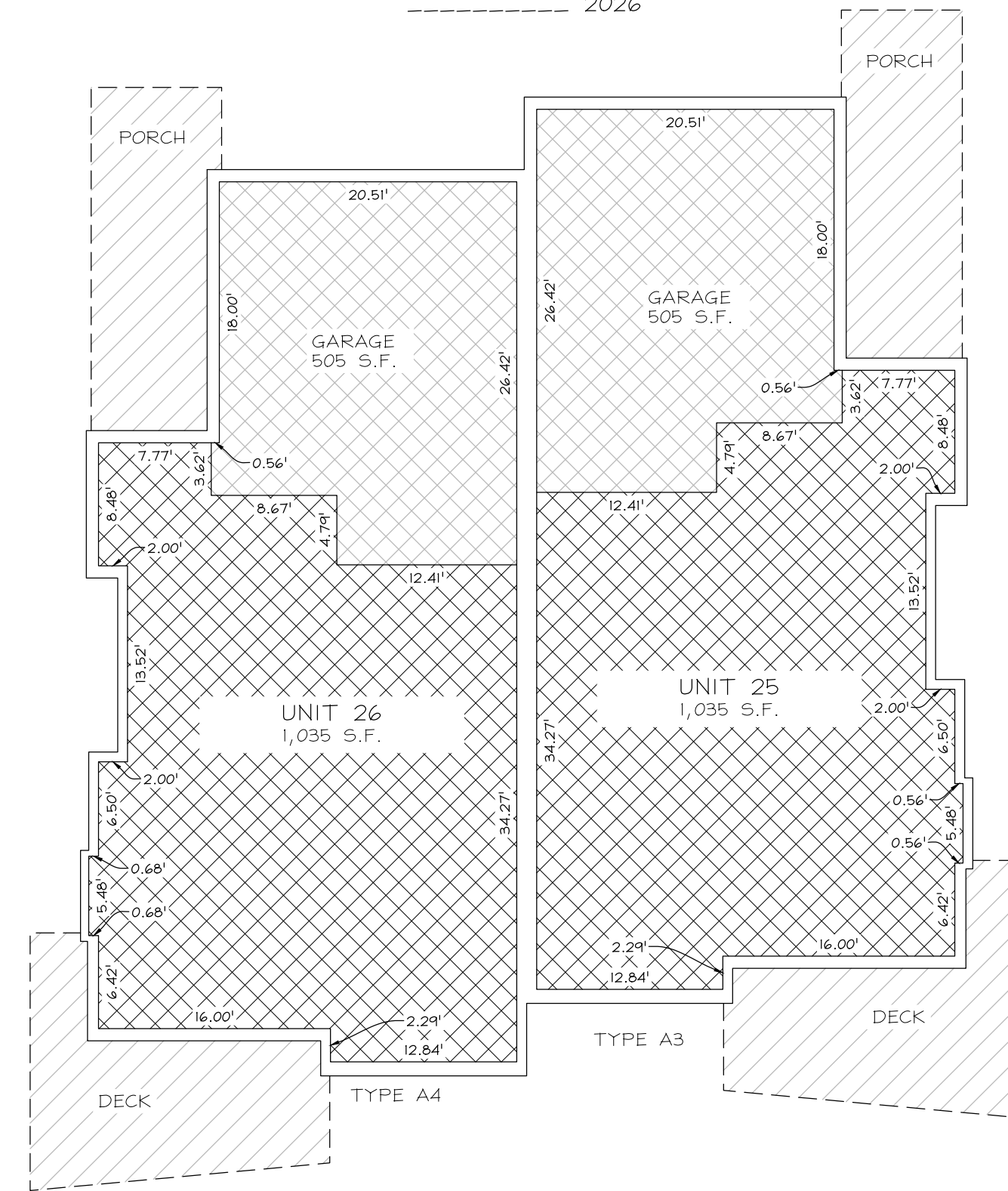


HAVENS AT DEER CREST TOWNHOMES A UTAH CONDOMINIUM PROJECT

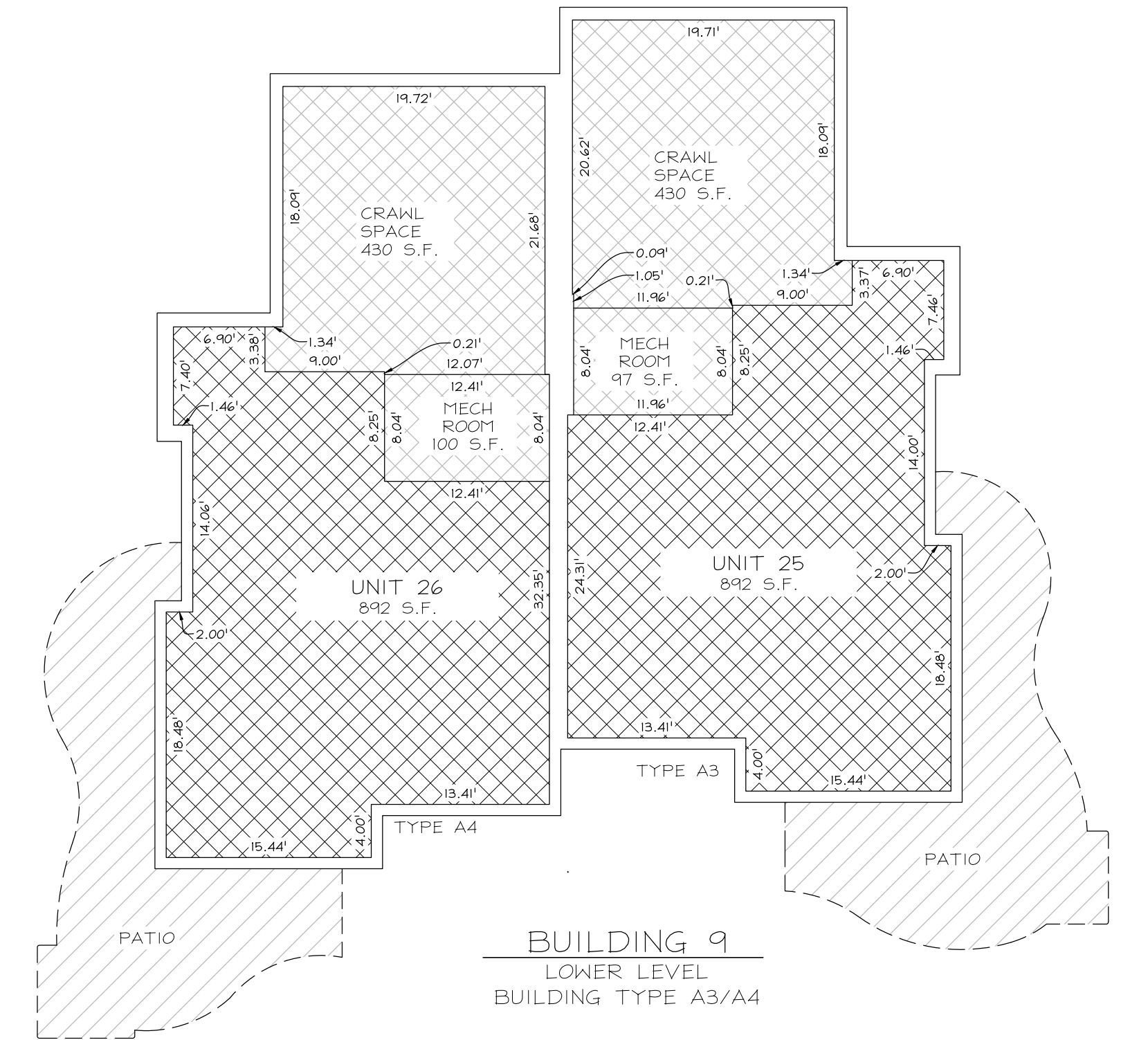
LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND THE SOUTHEAST QUARTER OF SECTION 14
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH
----- 2026



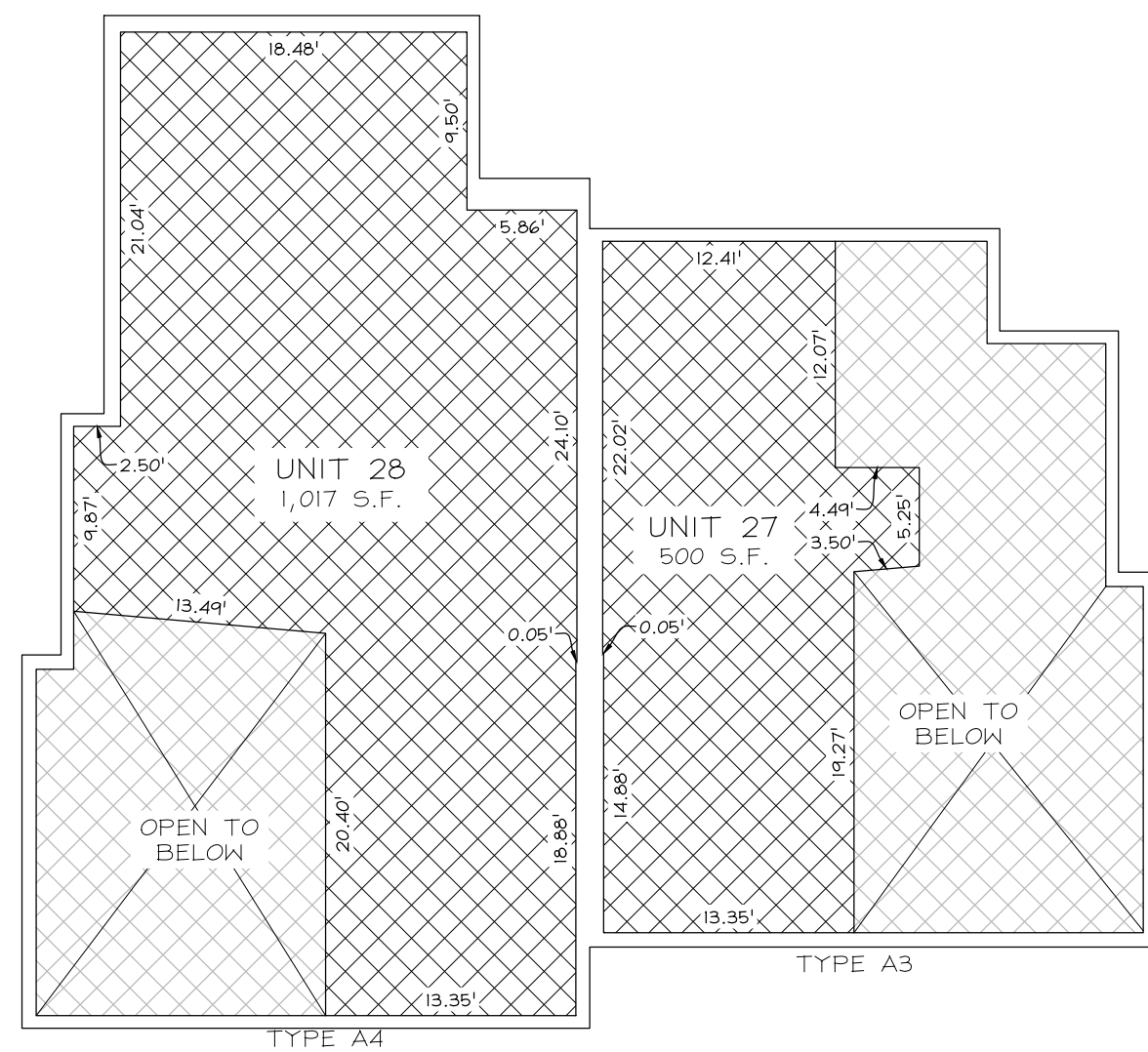
BUILDING 9
UPPER LEVEL
BUILDING TYPE A3/A4



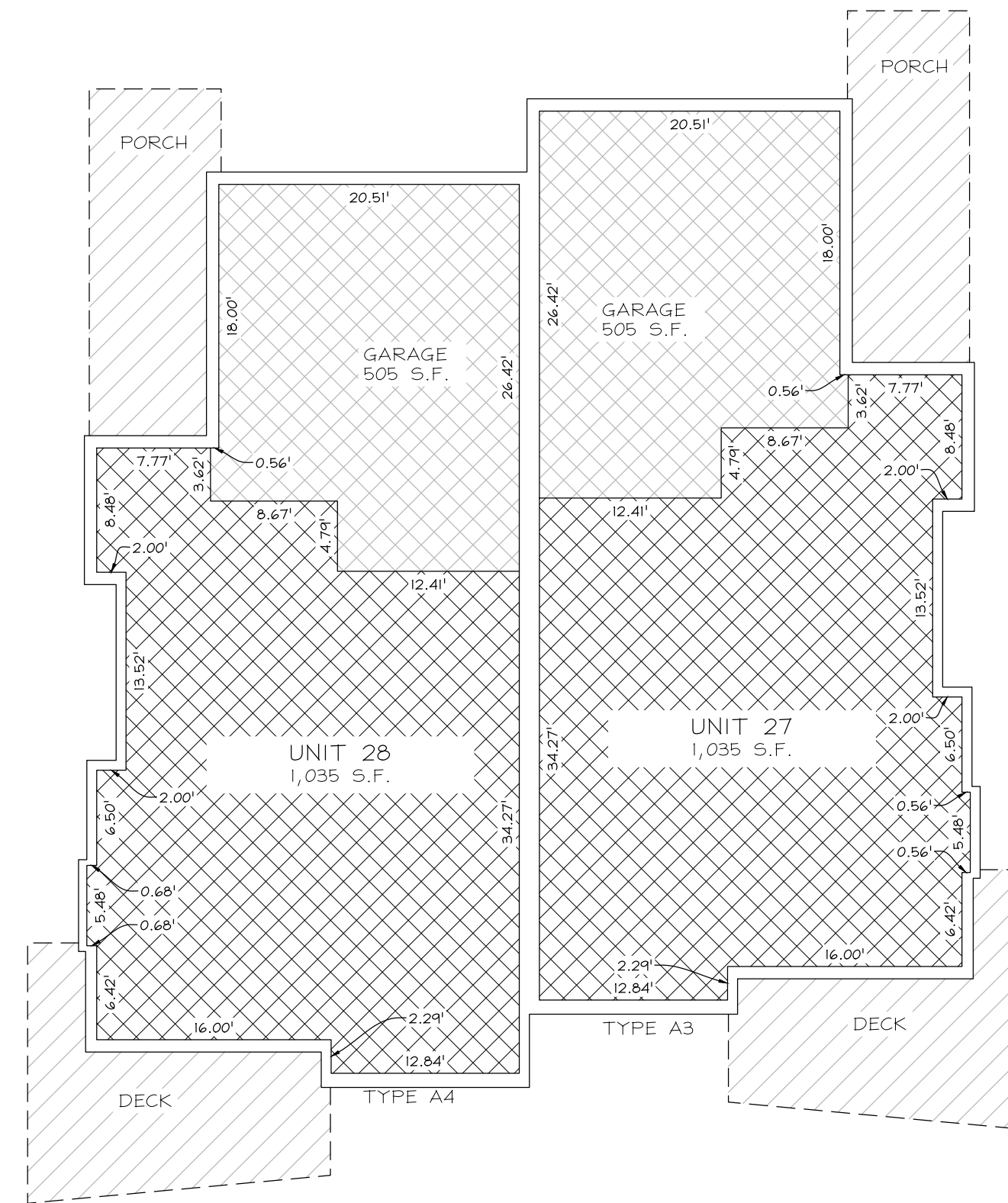
BUILDING 9
MAIN LEVEL
BUILDING TYPE A3/A4



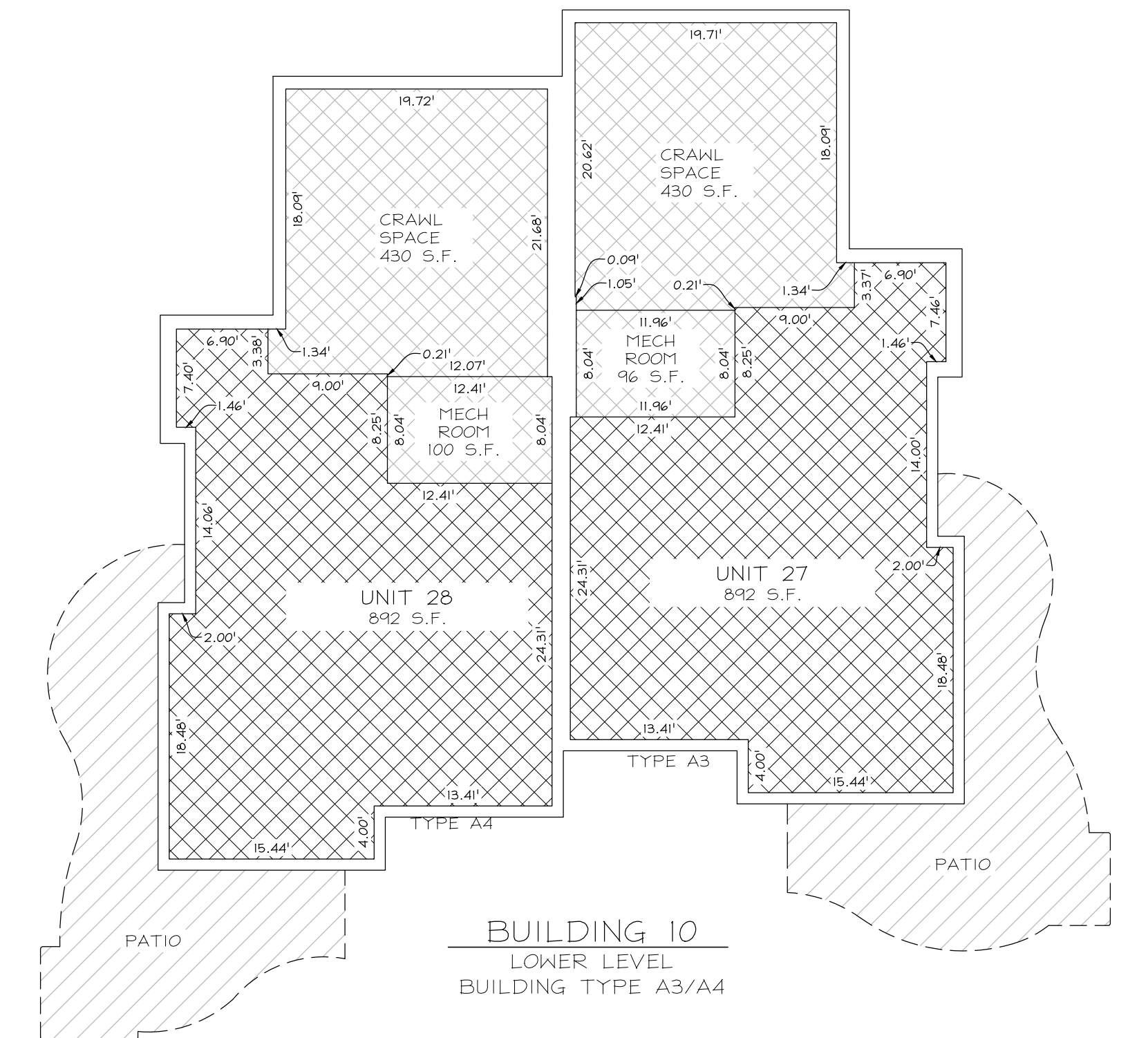
BUILDING 9
LOWER LEVEL
BUILDING TYPE A3/A4



BUILDING 10
UPPER LEVEL
BUILDING TYPE A3/A4



BUILDING 10
MAIN LEVEL
BUILDING TYPE A3/A4



BUILDING 10
LOWER LEVEL
BUILDING TYPE A3/A4

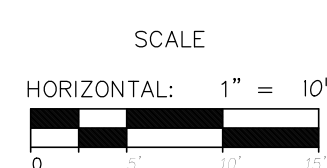


RECORDED #
STATE OF UTAH, COUNTY OF WASATCH
RECORDED AND FILED AT THE

RECORDED NO: _____
REQUEST OF: _____
DATE: _____ TIME: _____
BOOK: _____ PAGE: _____

FEE \$ _____

WASATCH COUNTY RECORDER



LEGEND

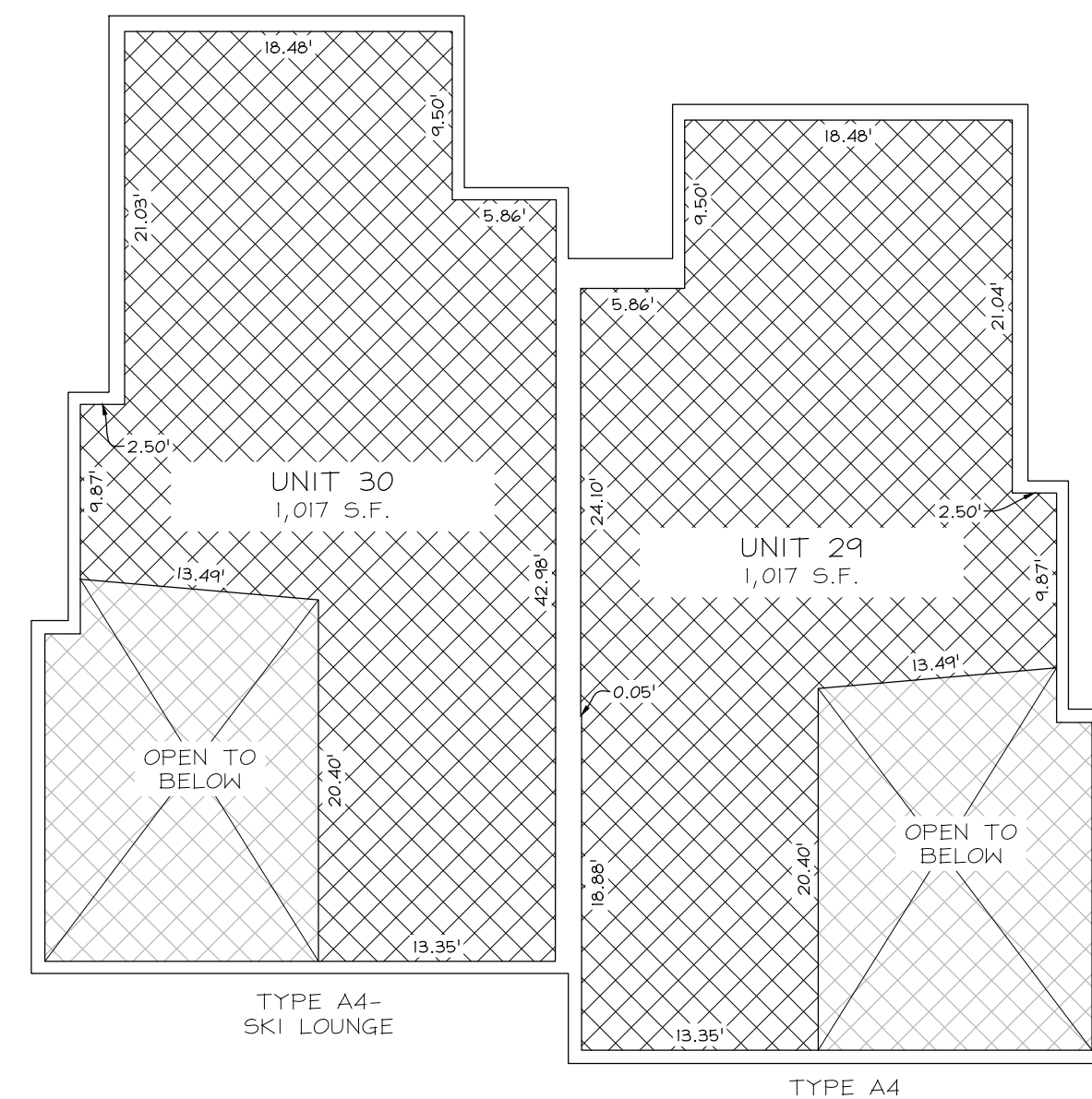
	COMMON SPACE
	LIMITED COMMON
	PRIVATE OWNERSHIP

UNIT 25		UNIT 26	
LEVEL	SQUARE FEET	LEVEL	SQUARE FEET
UPPER	500	UPPER	1017
MAIN	1035	MAIN	1035
LOWER	892	LOWER	892
TOTAL	2427	TOTAL	2944
GARAGE	505	GARAGE	505
CRAWL SPACE	430	CRAWL SPACE	430
MECH. ROOM	97	MECH. ROOM	100

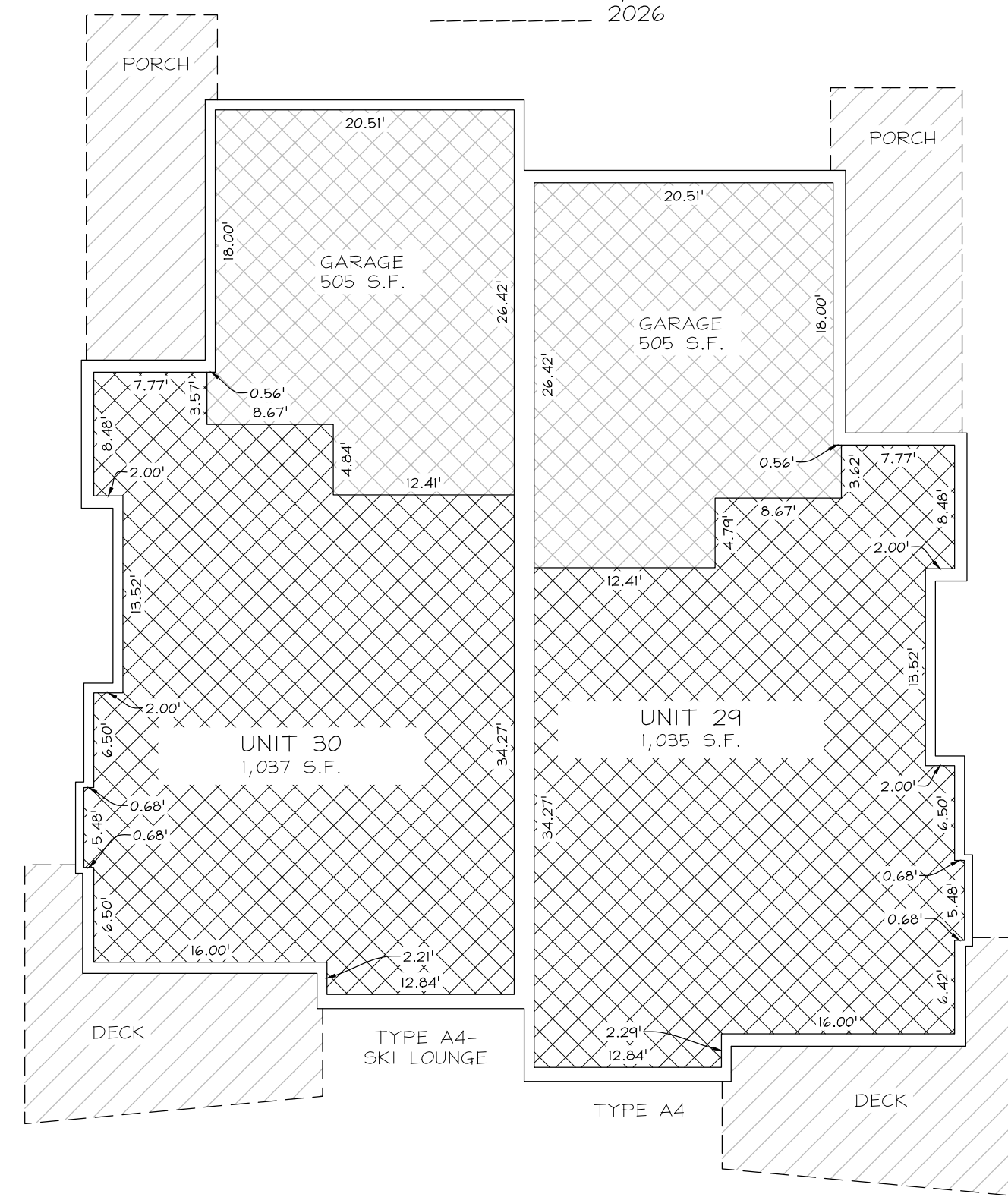
UNIT 27		UNIT 28	
LEVEL	SQUARE FEET	LEVEL	SQUARE FEET
UPPER	500	UPPER	1017
MAIN	1035	MAIN	1035
LOWER	892	LOWER	892
TOTAL	2427	TOTAL	2944
GARAGE	505	GARAGE	505
CRAWL SPACE	430	CRAWL SPACE	430
MECH. ROOM	96	MECH. ROOM	100

HAVENS AT DEER CREST TOWNHOMES A UTAH CONDOMINIUM PROJECT

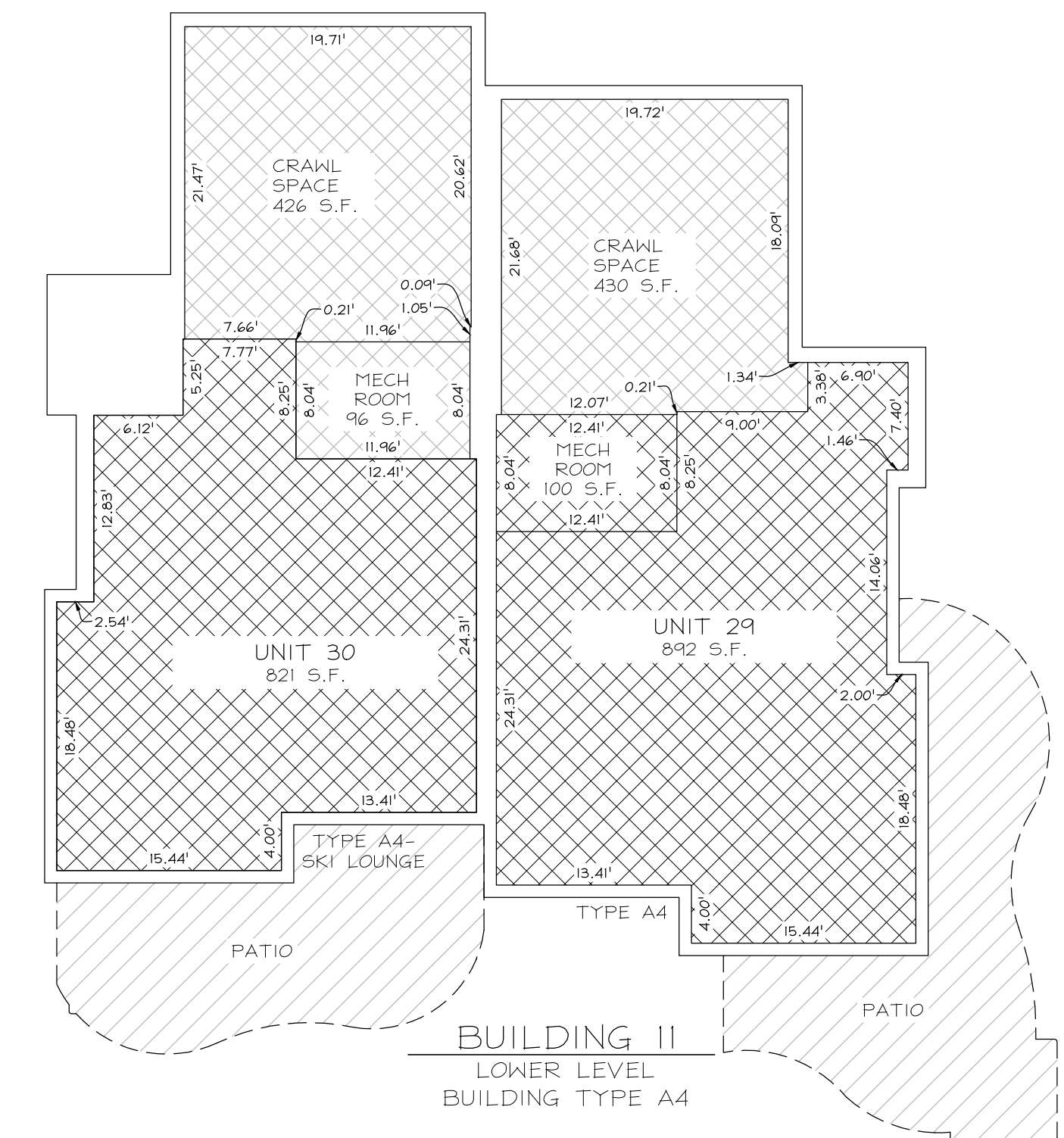
LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND THE SOUTHEAST QUARTER OF SECTION 14
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH
----- 2026



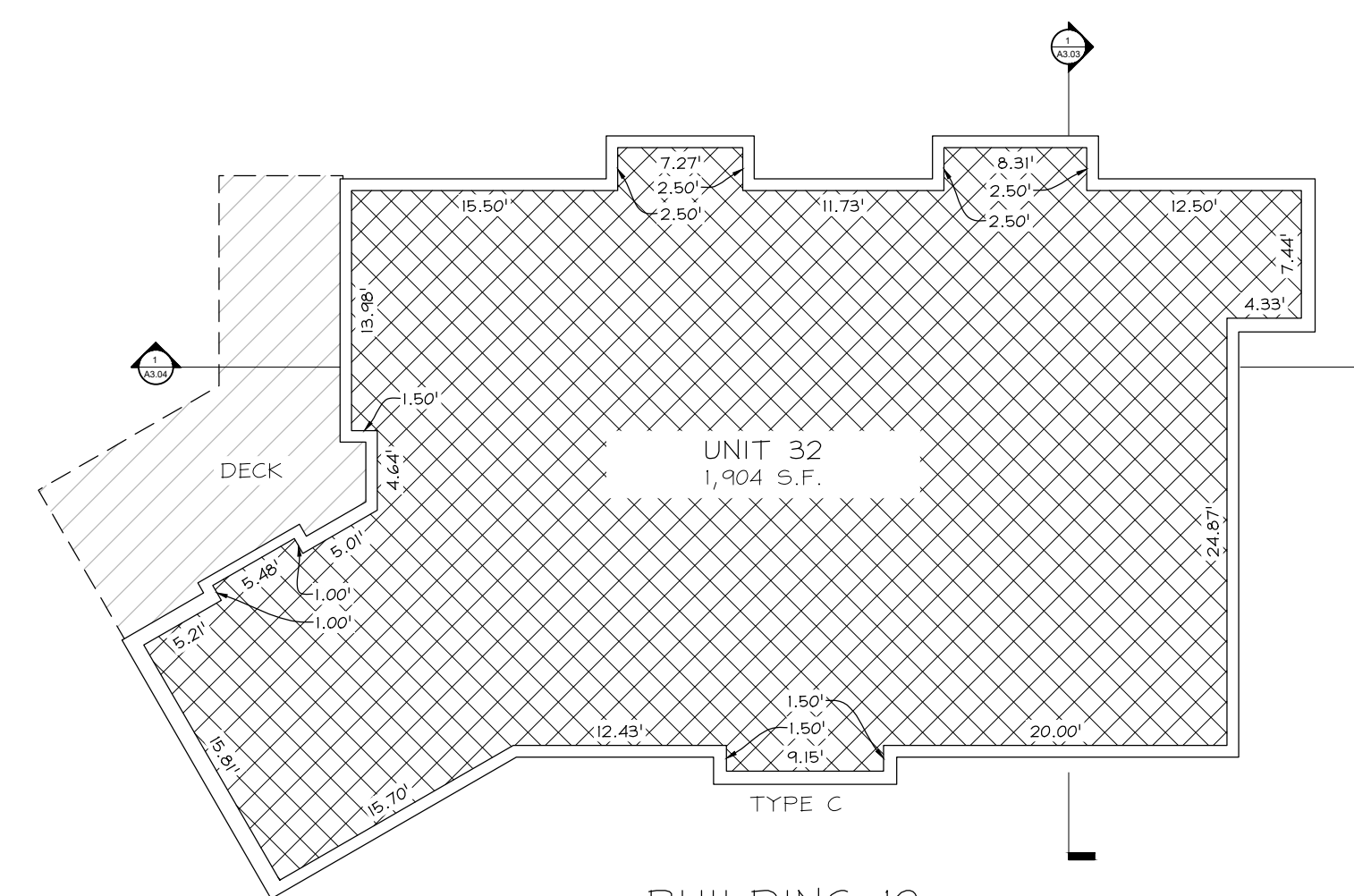
BUILDING 11
UPPER LEVEL
BUILDING TYPE A4



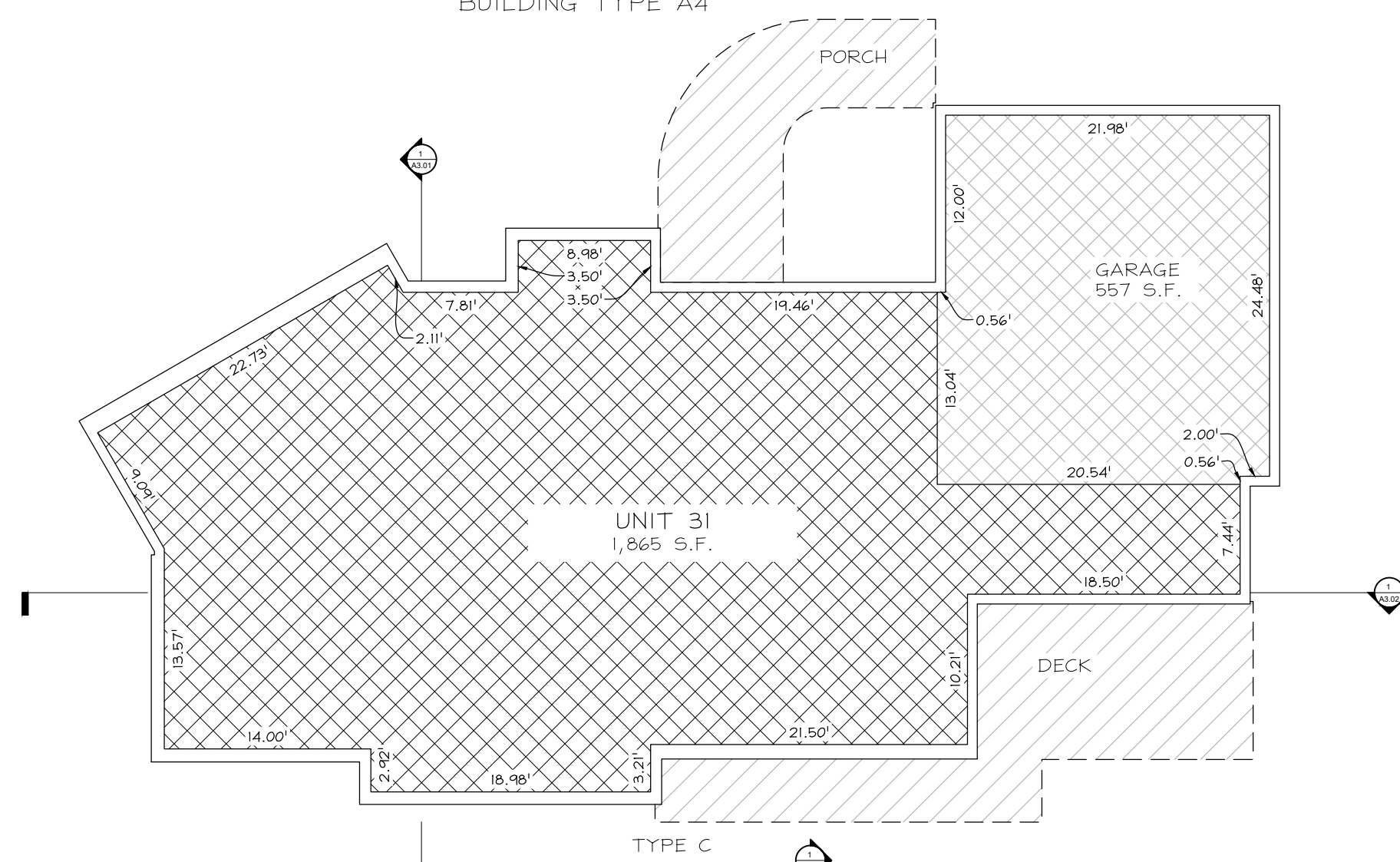
BUILDING 11
MAIN LEVEL
BUILDING TYPE A4



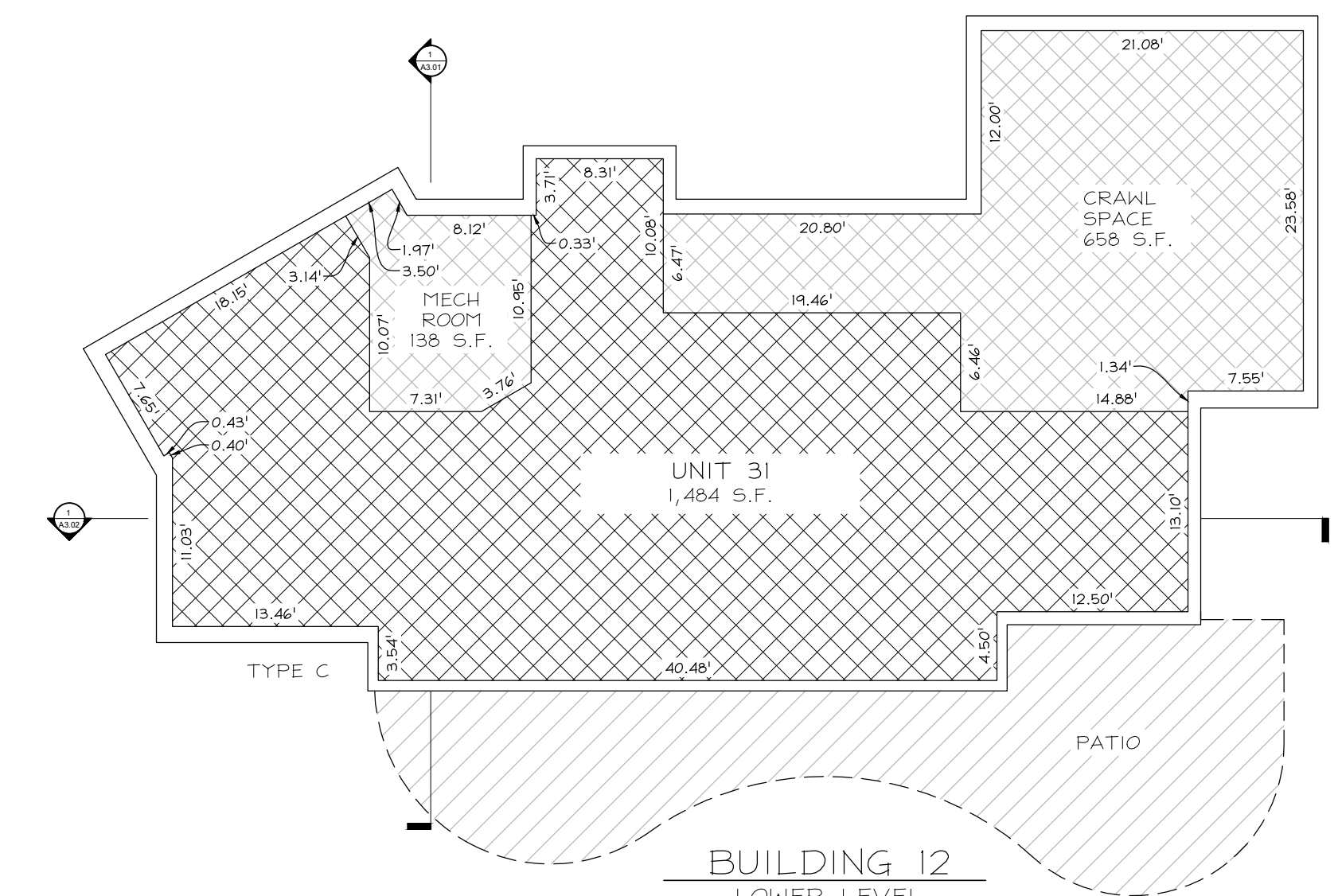
BUILDING 11
LOWER LEVEL
BUILDING TYPE A4



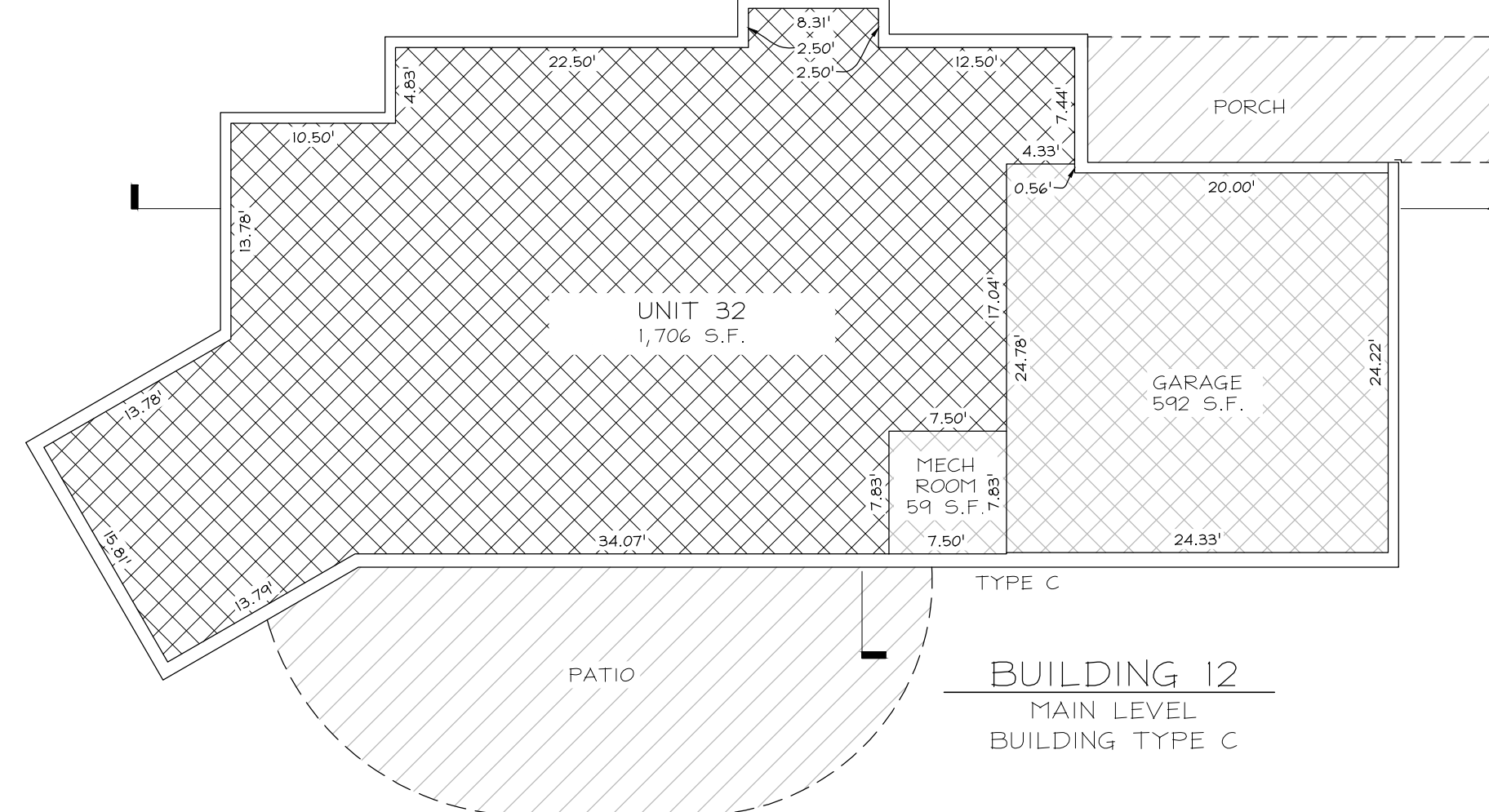
BUILDING 12
UPPER LEVEL
BUILDING TYPE C



BUILDING 12
MAIN LEVEL
BUILDING TYPE C



BUILDING 12
LOWER LEVEL
BUILDING TYPE C



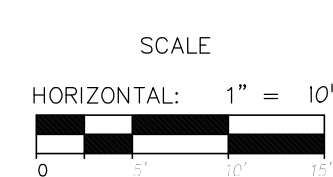
BUILDING 12
MAIN LEVEL
BUILDING TYPE C

UNIT 29		UNIT 30	
LEVEL	SQUARE FEET	LEVEL	SQUARE FEET
UPPER	1017	UPPER	1017
MAIN	1035	MAIN	1037
LOWER	842	LOWER	821
TOTAL	2944	TOTAL	2875
GARAGE	505	GARAGE	505
CRAWL SPACE	430	CRAWL SPACE	426
MECH. ROOM	100	MECH. ROOM	96

UNIT 31		UNIT 32	
LEVEL	SQUARE FEET	LEVEL	SQUARE FEET
MAIN	1865	UPPER	1904
LOWER	1484	MAIN	1706
TOTAL	3349	TOTAL	3610
GARAGE	557	GARAGE	592
CRAWL SPACE	658	MECH. ROOM	59
MECH. ROOM	138		



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

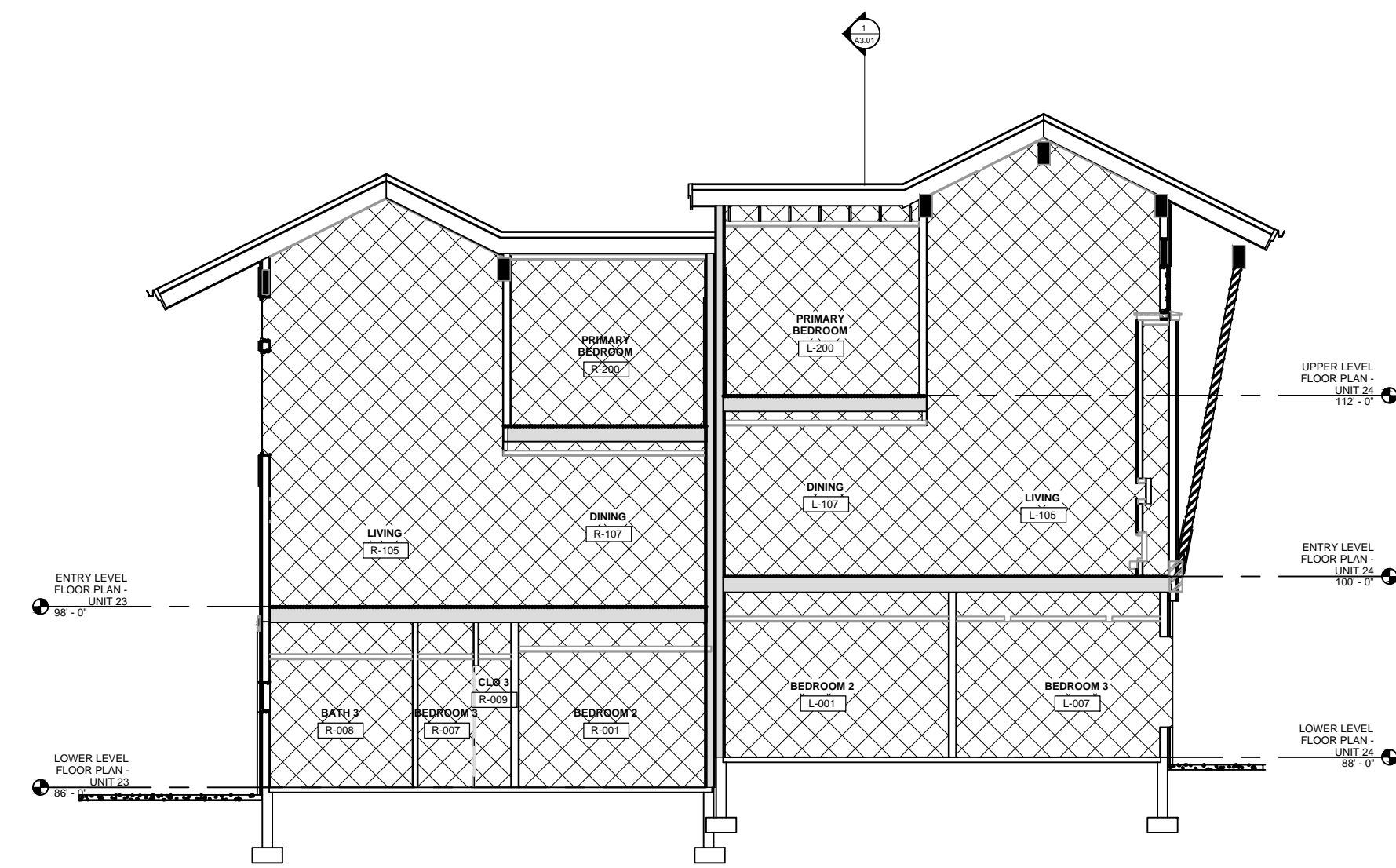


LEGEND

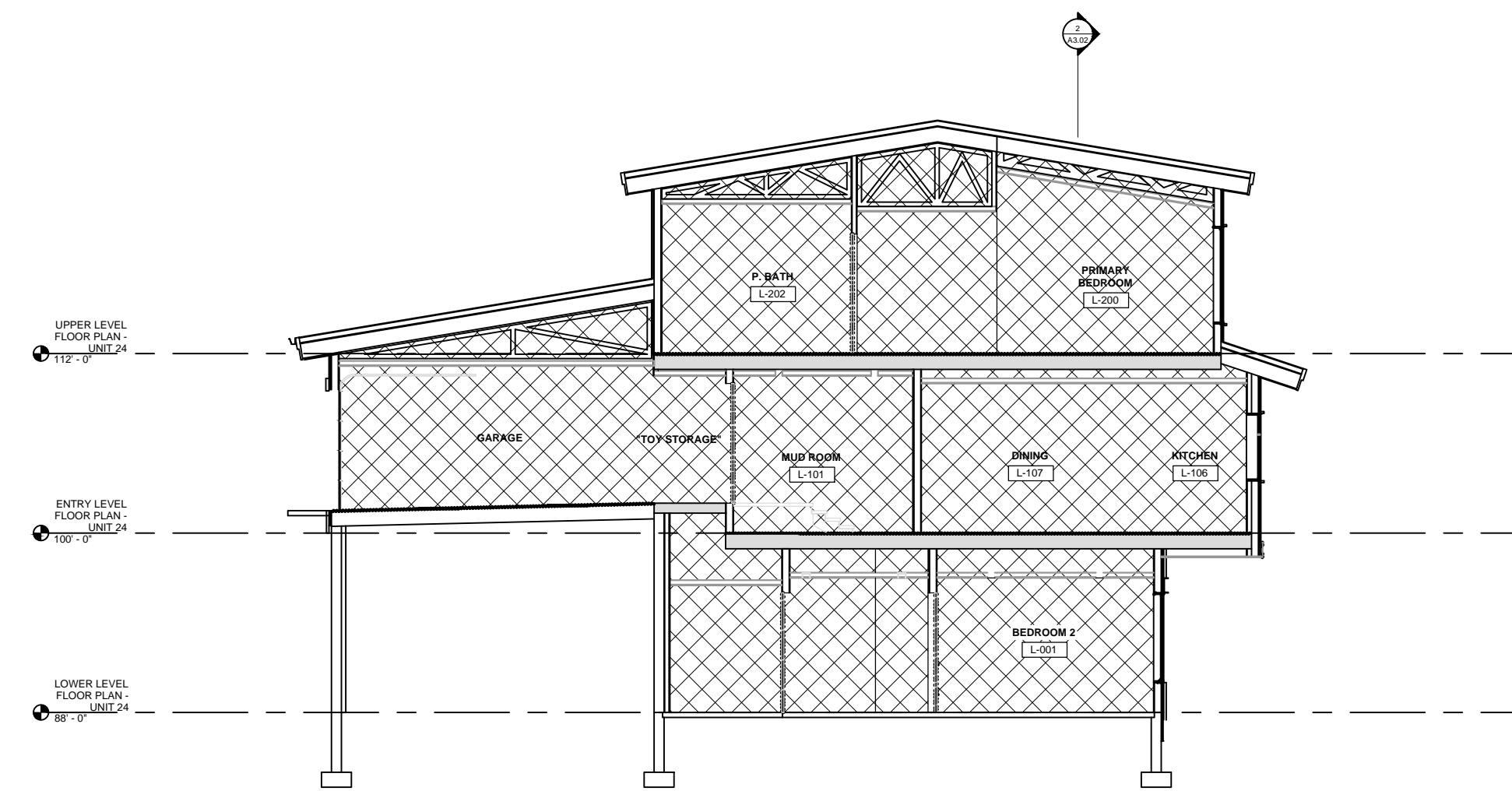
	COMMON SPACE
	LIMITED COMMON
	PRIVATE OWNERSHIP

HAVENS AT DEER CREST TOWNHOMES A UTAH CONDOMINIUM PROJECT

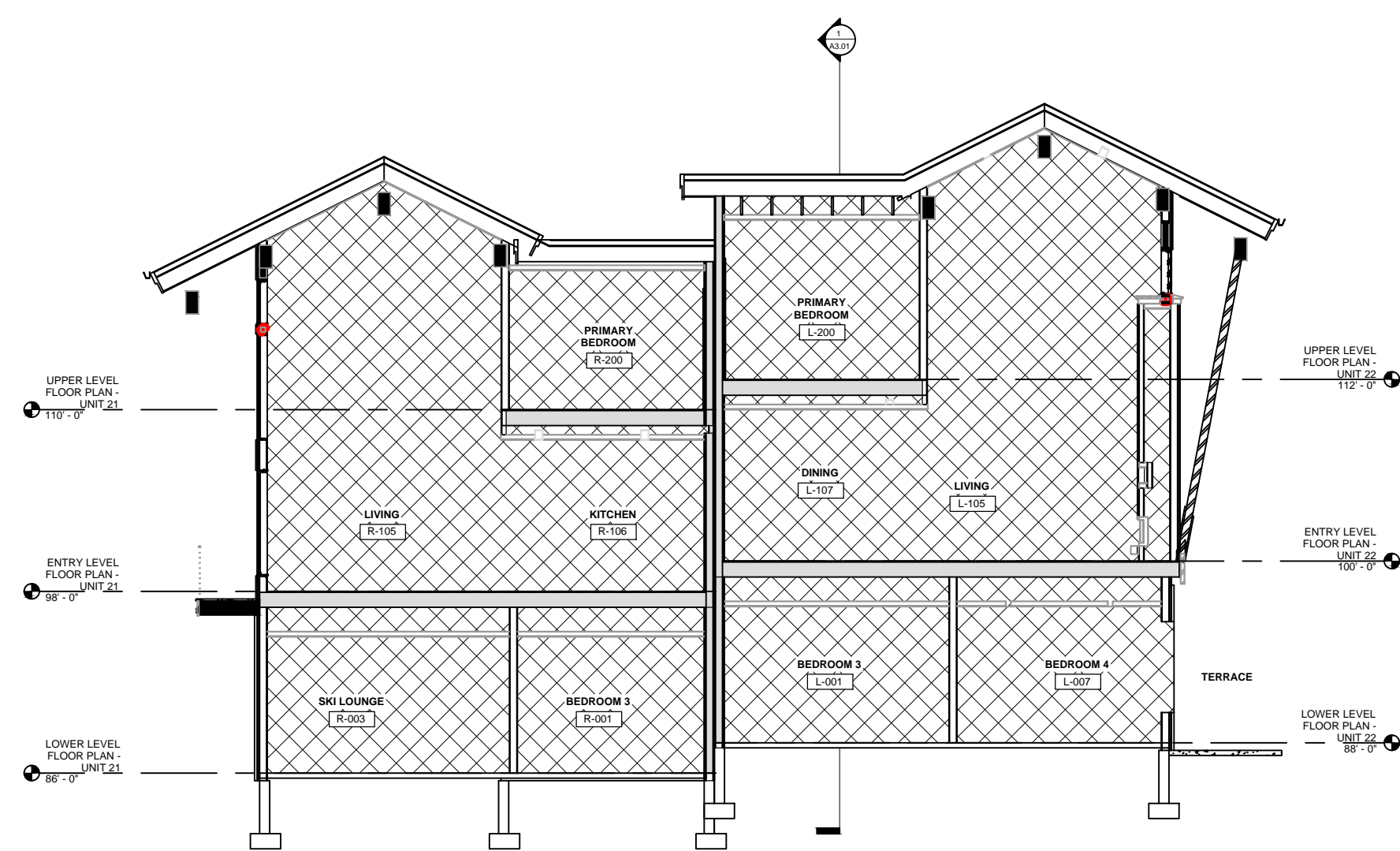
LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND THE SOUTHEAST QUARTER OF SECTION 14
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH
----- 2026



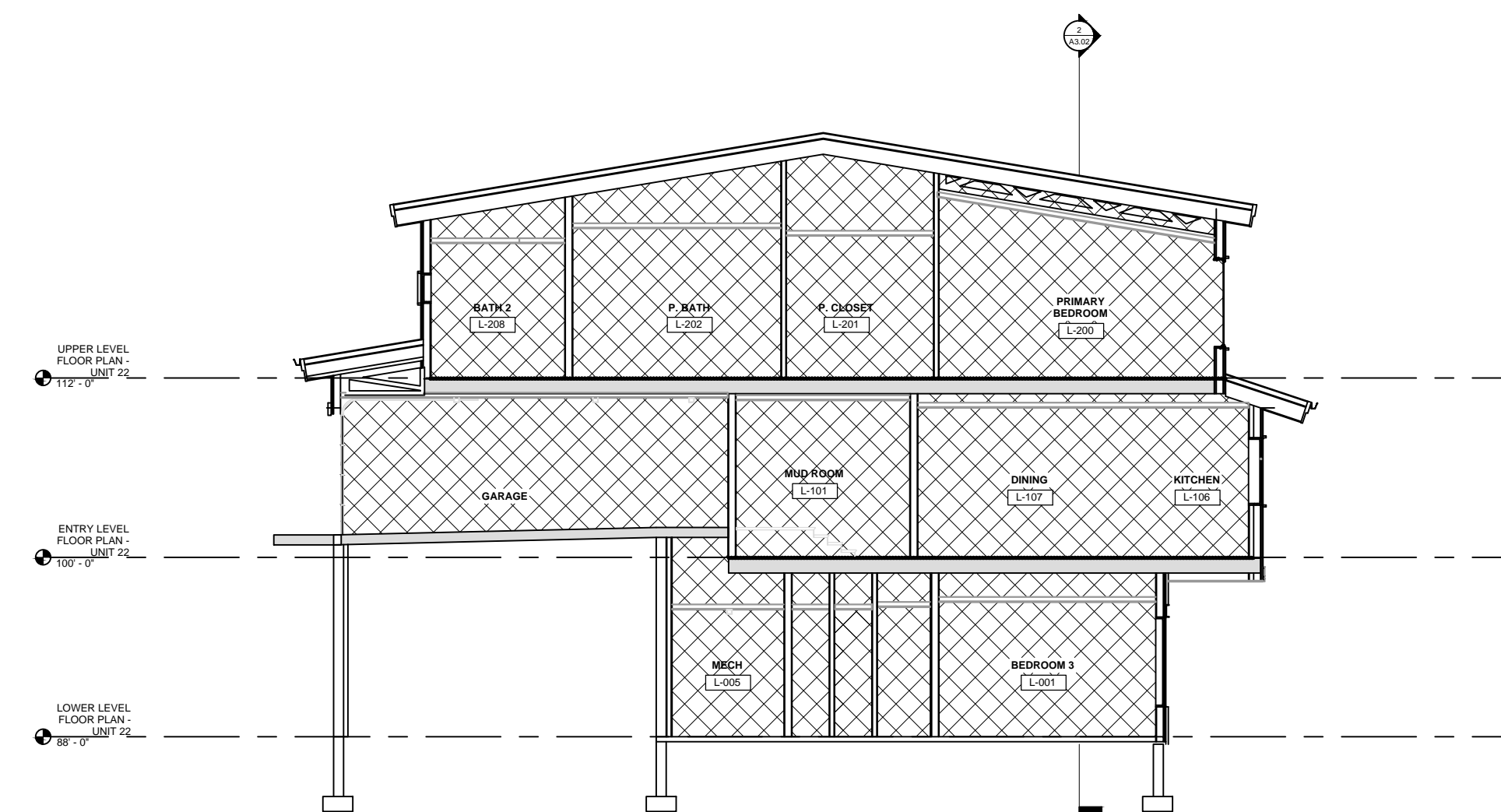
BUILDING TYPE A3



BUILDING TYPE A3



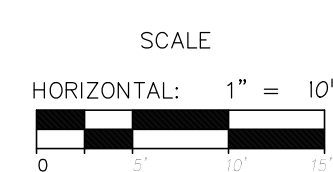
BUILDING TYPE A4






BUILDING TYPE A4



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

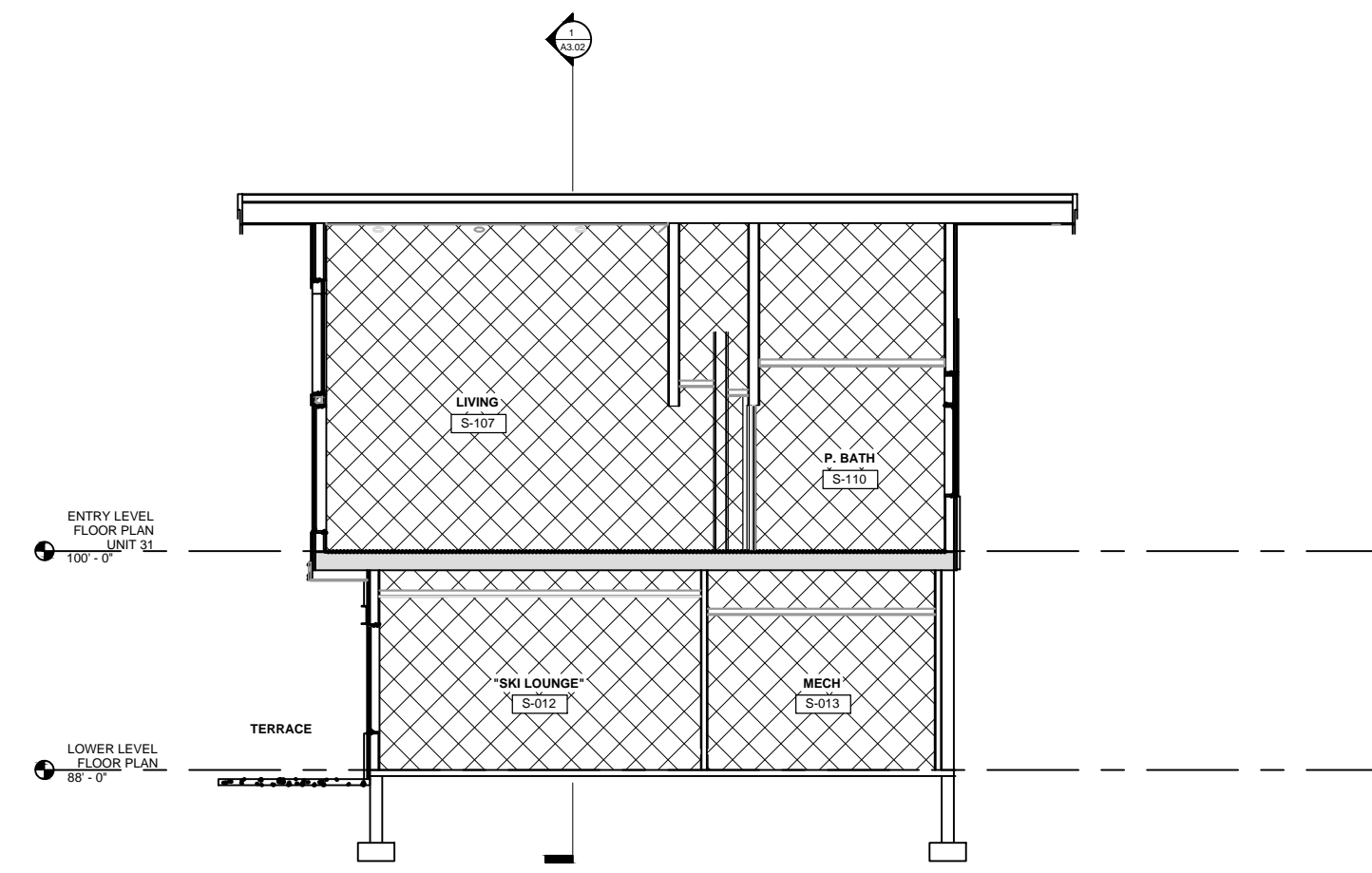


LEGEND

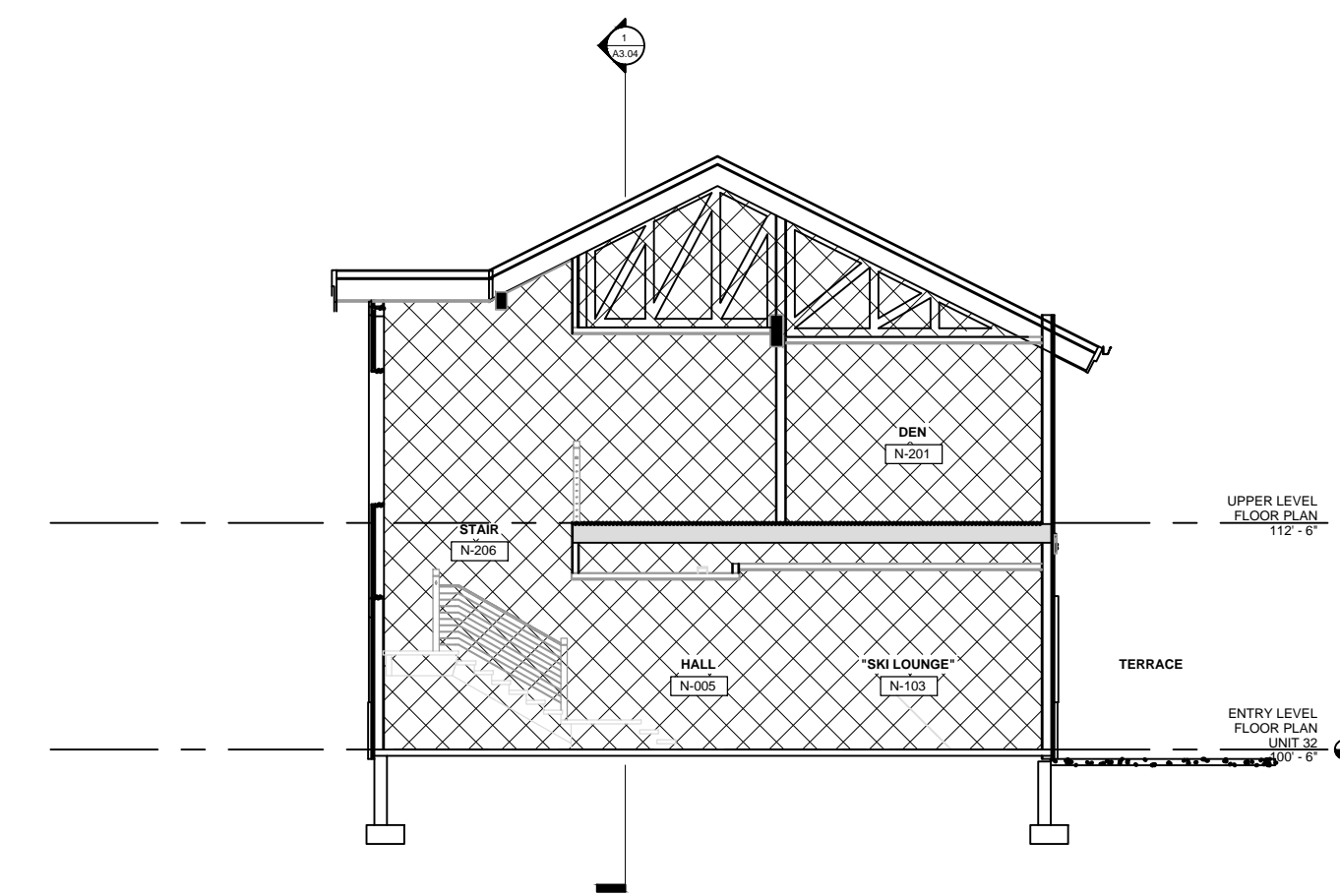
-  COMMON SPACE
-  LIMITED COMMON
-  PRIVATE OWNERSHIP

HAVENS AT DEER CREST TOWNHOMES A UTAH CONDOMINIUM PROJECT

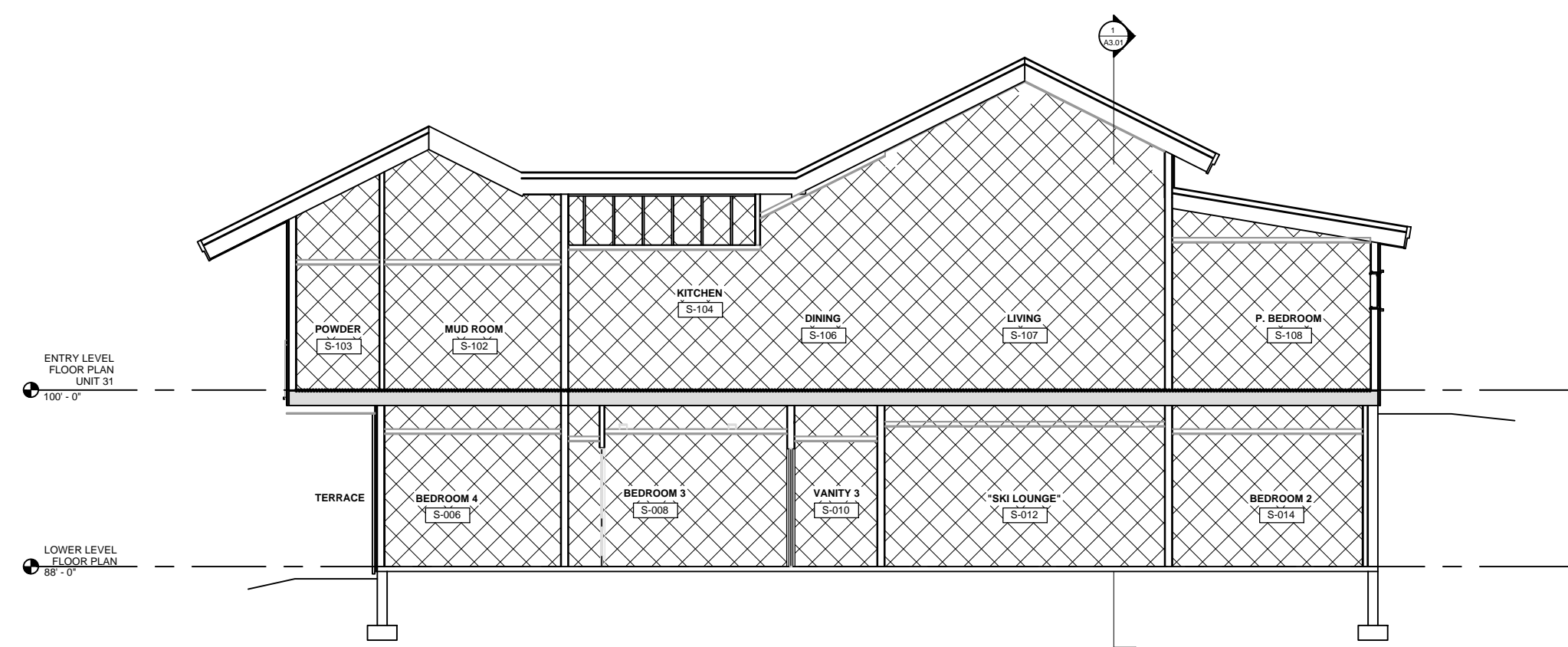
LOCATED IN THE NORTHEAST QUARTER OF SECTION 23 AND THE SOUTHEAST QUARTER OF SECTION 14
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH
----- 2026



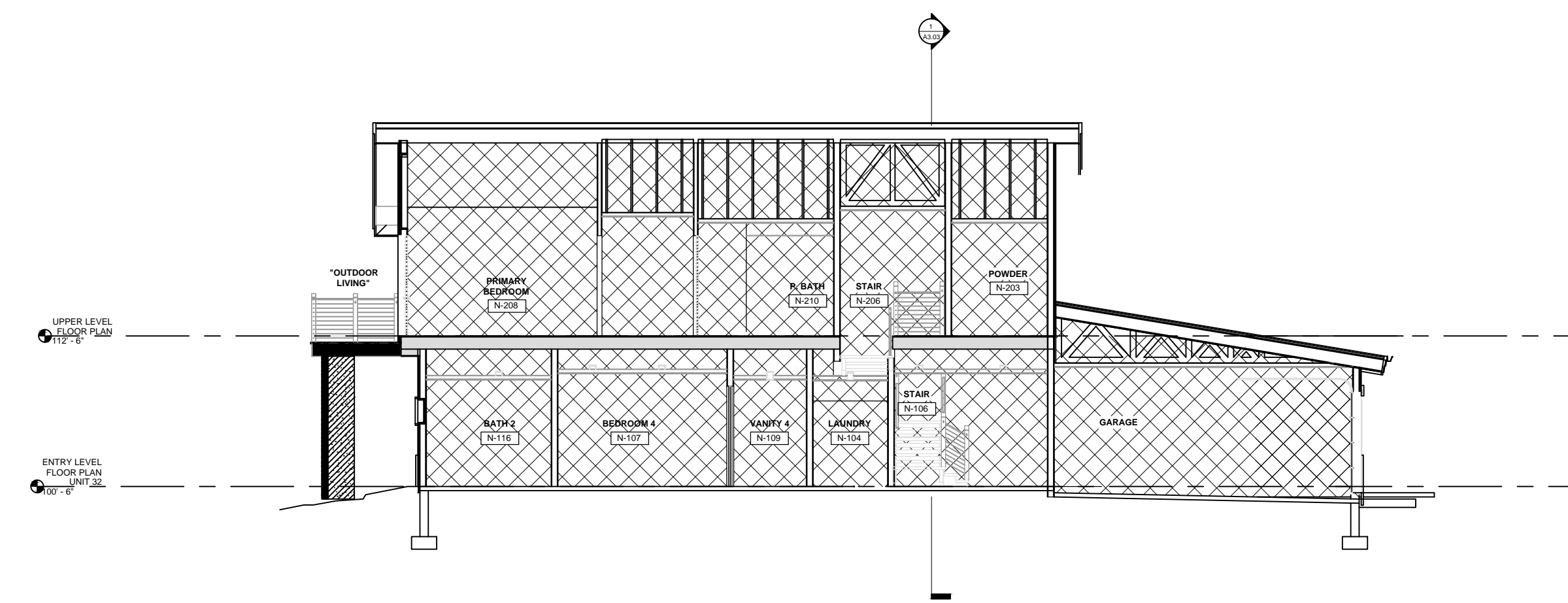
BUILDING TYPE C



BUILDING TYPE C



BUILDING TYPE C



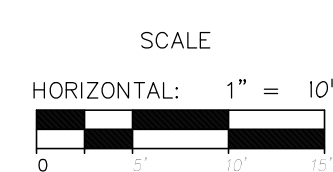
BUILDING TYPE C



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

RECORDED NO: _____
REQUEST OF: _____
DATE: _____ TIME: _____
BOOK: _____ PAGE: _____
FEE \$ _____

WASATCH COUNTY RECORDER

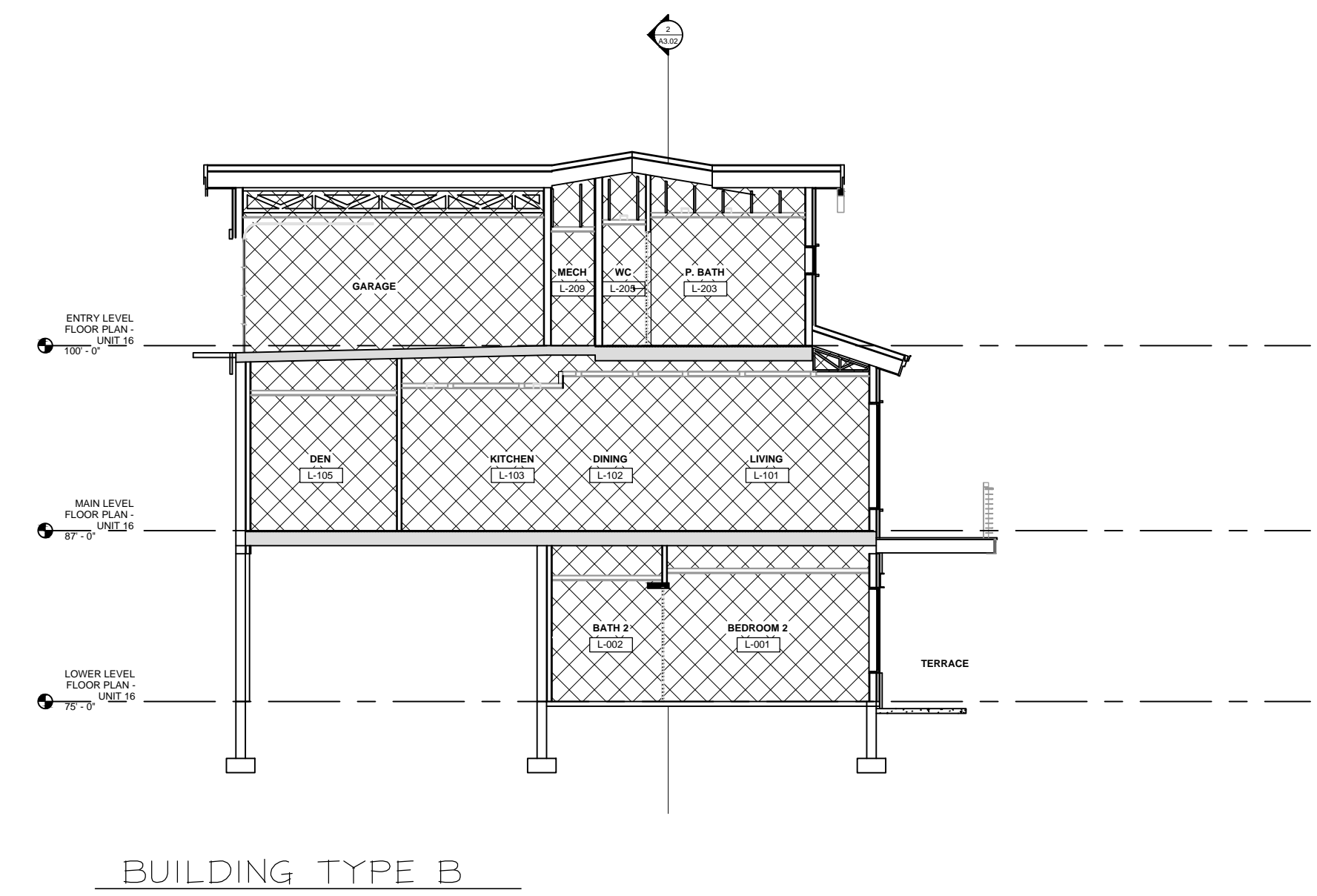
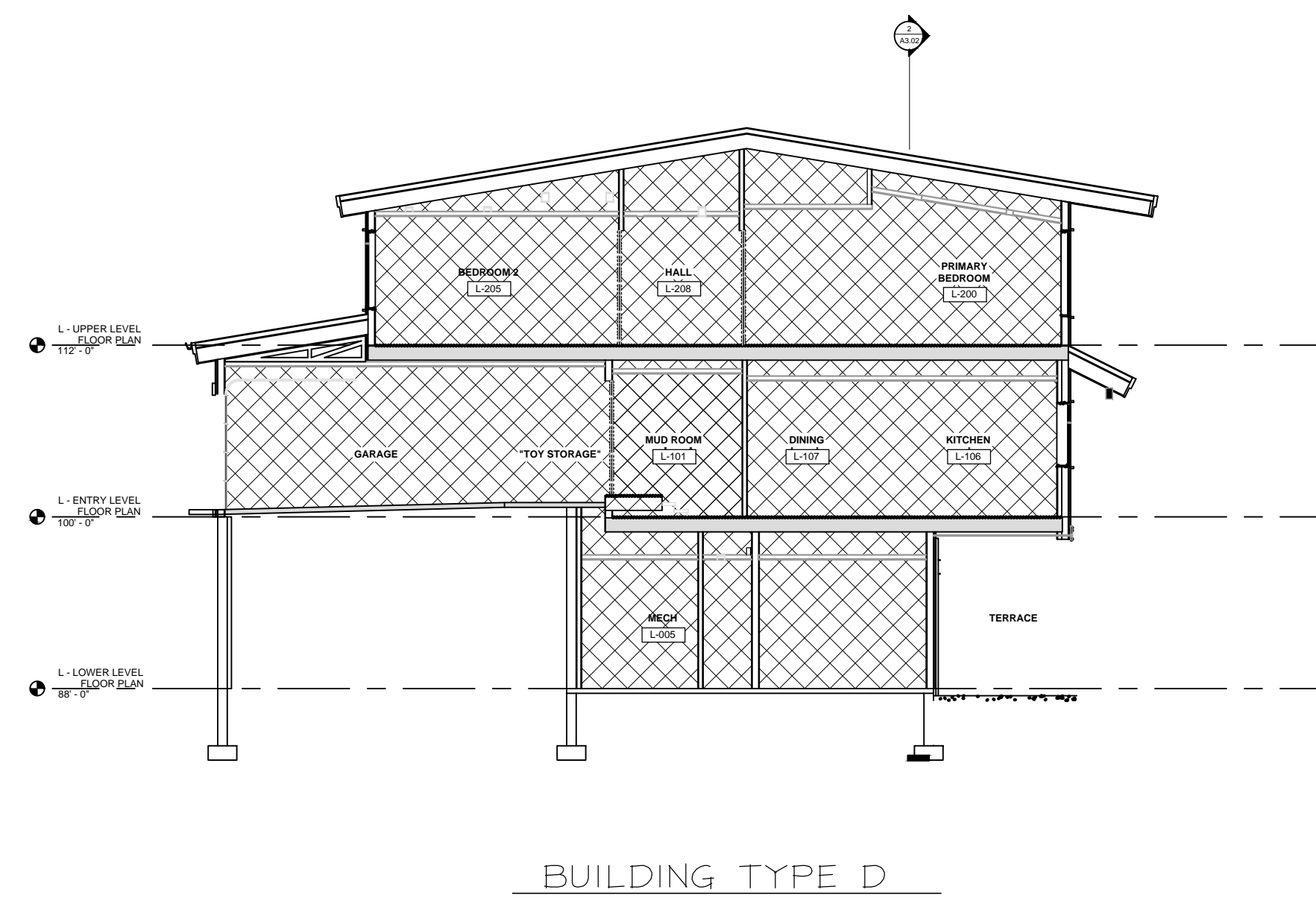
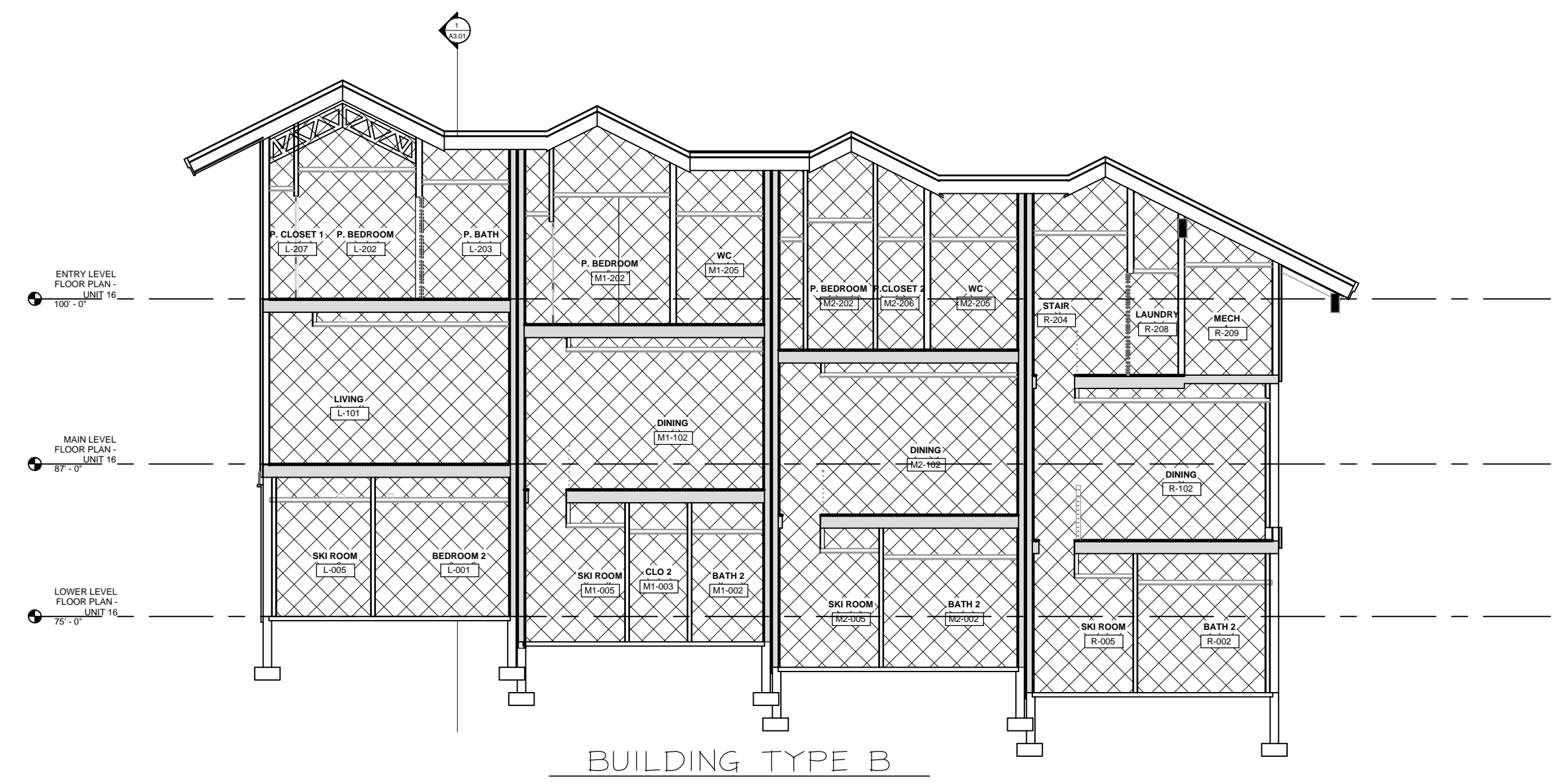
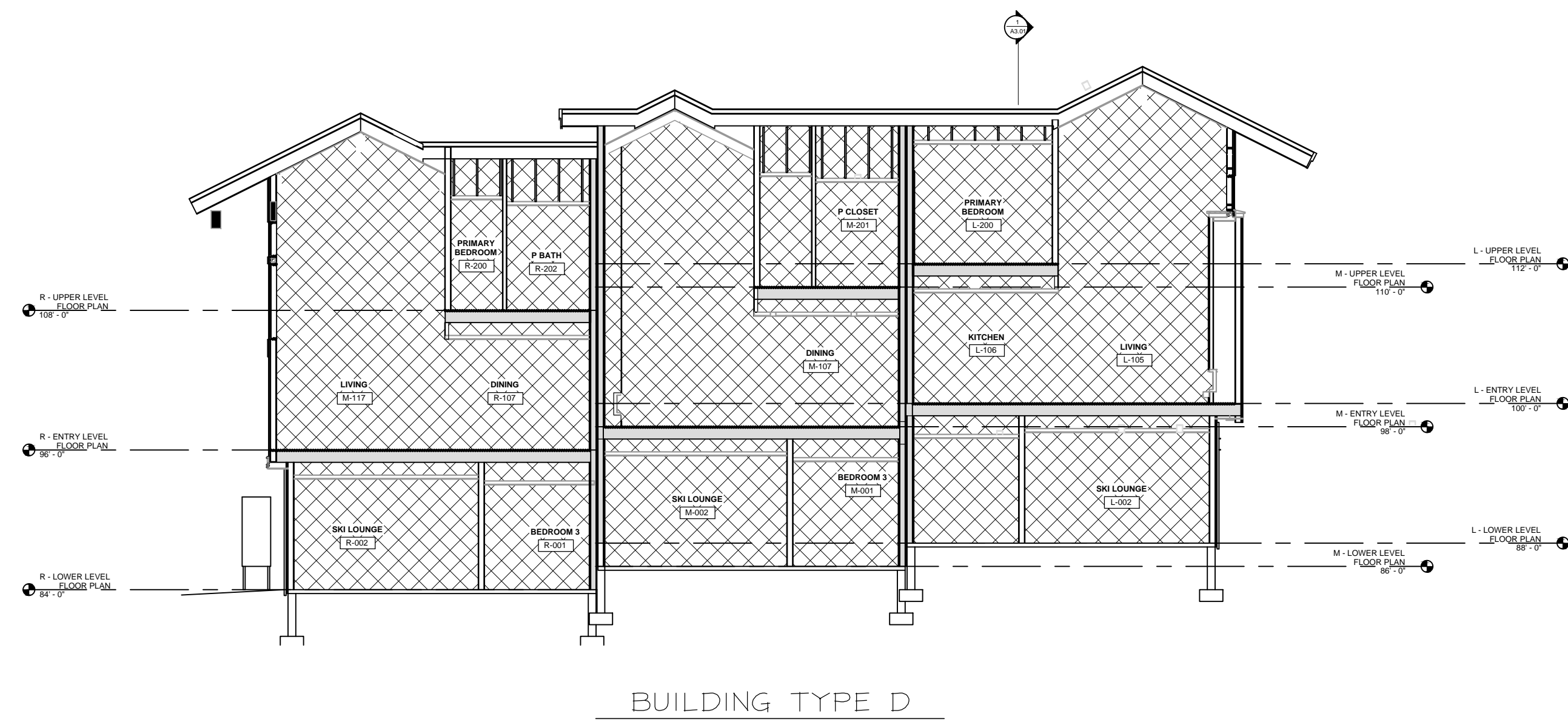


LEGEND

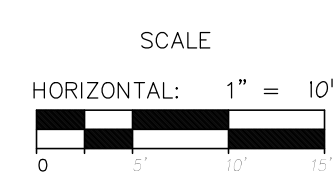
- COMMON SPACE
- LIMITED COMMON
- PRIVATE OWNERSHIP

HAVENS AT DEER CREST TOWNHOMES A UTAH CONDOMINIUM PROJECT

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
----- 2026



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



LEGEND

[White Box]	COMMON SPACE
[Hatched Box]	LIMITED COMMON
[Cross-hatched Box]	PRIVATE OWNERSHIP