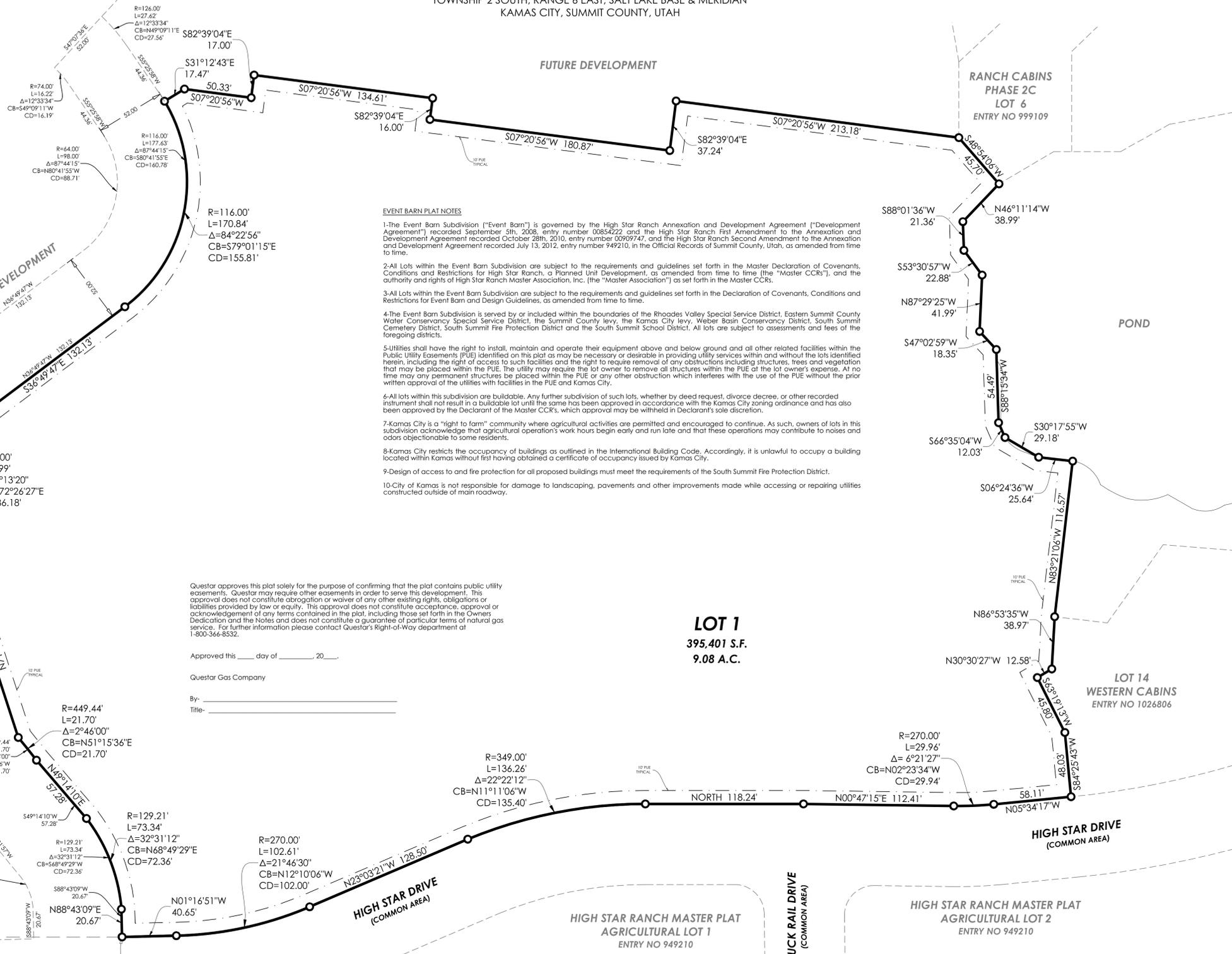
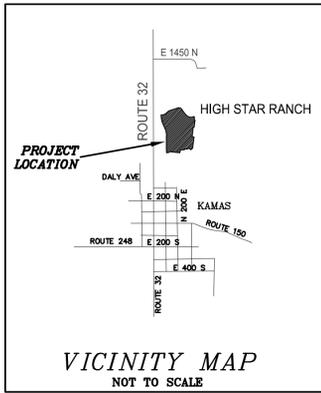


HIGH STAR EVENT BARN

AMENDING HIGH STAR RANCH MASTER PLAT, LOTS 2 & 3

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE & MERIDIAN
KAMAS CITY, SUMMIT COUNTY, UTAH



EVENT BARN PLAT NOTES

- The Event Barn Subdivision ("Event Barn") is governed by the High Star Ranch Annexation and Development Agreement ("Development Agreement") recorded September 5th, 2008, entry number 00854222 and the High Star Ranch First Amendment to the Annexation and Development Agreement recorded October 28th, 2010, entry number 00909747, and the High Star Ranch Second Amendment to the Annexation and Development Agreement recorded July 13, 2012, entry number 949210, in the Official Records of Summit County, Utah, as amended from time to time.
- All lots within the Event Barn Subdivision are subject to the requirements and guidelines set forth in the Master Declaration of Covenants, Conditions and Restrictions for High Star Ranch, a Planned Unit Development, as amended from time to time (the "Master CCRs"), and the authority and rights of High Star Ranch Master Association, Inc. (the "Master Association") as set forth in the Master CCRs.
- All lots within the Event Barn Subdivision are subject to the requirements and guidelines set forth in the Declaration of Covenants, Conditions and Restrictions for Event Barn and Design Guidelines, as amended from time to time.
- The Event Barn Subdivision is served by or included within the boundaries of the Rhoades Valley Special Service District, Eastern Summit County Water Conservancy Special Service District, the Summit County levy, the Kamas City levy, Weber Basin Conservancy District, South Summit Cemetery District, South Summit Fire Protection District and the South Summit School District. All lots are subject to assessments and fees of the foregoing districts.
- Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utility Easements (PUE) identified on this plat as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE and Kamas City.
- All lots within this subdivision are buildable. Any further subdivision of such lots, whether by deed request, divorce decree, or other recorded instrument shall not result in a buildable lot until the same has been approved in accordance with the Kamas City zoning ordinance and has also been approved by the Declarant of the Master CCRs, which approval may be withheld in Declarant's sole discretion.
- Kamas City is a "right to farm" community where agricultural activities are permitted and encouraged to continue. As such, owners of lots in this subdivision acknowledge that agricultural operations' work hours begin early and run late and that these operations may contribute to noises and odors objectionable to some residents.
- Kamas City restricts the occupancy of buildings as outlined in the International Building Code. Accordingly, it is unlawful to occupy a building located within Kamas without first having obtained a certificate of occupancy issued by Kamas City.
- Design of access to and fire protection for all proposed buildings must meet the requirements of the South Summit Fire Protection District.
- City of Kamas is not responsible for damage to landscaping, pavements and other improvements made while accessing or repairing utilities constructed outside of main roadway.

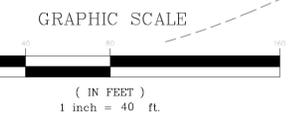
Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-Way department at 1-800-366-8532.

Approved this _____ day of _____, 20____.

Questar Gas Company

By: _____
Title: _____

LOT 1
395,401 S.F.
9.08 A.C.



SURVEYOR'S CERTIFICATE

I, Gregory A. Cates, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 161226 as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said land into lots and streets to be known hereafter as,

HIGH STAR EVENT BARN
AMENDING HIGH STAR RANCH
MASTER PLAT, LOTS 2 & 3

and that same has been surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

A parcel of land located in portions of Lot 2 and Lot 3 of the High Star Ranch Master Plat, recorded as Entry No. 949210 in the Summit County Recorder's Office, said parcel being also located in the Southwest Quarter of Section 9, Township 2 South, Range 6 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on the Easterly Right-of-Way Line of High Star Drive as shown on said High Star Master Plat, said point being also N89°30'39"E 938.98 feet, along the Section Line, and South 3417.99 feet from the Northwest Corner of said Section 9; and running thence N88°43'09"E 20.67 feet; thence Northeasterly 73.34 feet along the arc of a 129.21 foot radius curve to the left, chord bears N49°41'01"E 57.28 feet; thence Northeasterly 21.70 feet along the arc of a 449.44 foot radius curve to the left, chord bears N51°15'36"E 21.70 feet; thence N71°53'39"E 167.55 feet; thence Southeasterly 91.99 feet along the arc of a 74.00 foot radius curve to the right, chord bears S72°26'27"E 86.18 feet; thence S34°49'47"E 132.13 feet; thence Southeasterly 170.84 feet along the arc of a 116.00 foot radius curve to the left, chord bears S79°01'15"E 155.81 feet; thence S31°12'42"E 17.47 feet; thence S07°20'56"W 50.33 feet; thence S82°39'04"E 17.00 feet; thence S07°20'56"W 134.61 feet; thence N82°39'04"E 16.00 feet; thence S07°20'56"W 180.87 feet; thence S82°39'04"E 37.24 feet; thence S07°20'56"W 213.18 feet; thence S82°39'04"E 16.00 feet; thence S07°20'56"W 180.87 feet; thence S82°39'04"E 37.24 feet; thence S07°20'56"W 213.18 feet to the Northerly Boundary Line of the Ranch Cabins, Phase 2C, Amending High Star Ranch Master Plat, Lot 3, recorded as Entry No. 999109 in the Summit County Recorder's Office; thence, along said Northerly Boundary Line, S48°54'06"W 45.70 feet; thence N46°11'14"W 38.99 feet; thence S88°01'36"W 21.36 feet; thence S53°30'57"W 22.88 feet; thence N87°29'25"W 41.99 feet; thence S47°02'59"W 18.35 feet; thence S48°15'34"W 54.49 feet; thence S88°15'34"W 21.36 feet; thence N46°11'14"W 38.99 feet; thence S06°24'36"W 25.64 feet; thence N83°21'06"W 116.57 feet to the Northerly Boundary Line of the Western Cabins, Amending High Star Ranch Master Plat, Lot 3, recorded as Entry No. 1026806 in the Summit County Recorder's Office; thence, along said Northerly Boundary Line, the following four (4) courses: (1) N86°53'35"W 38.97 feet, (2) N30°30'27"W 12.58 feet, (3) S63°19'13"W 45.80 feet, (4) S84°25'43"W 48.03 feet to said Easterly Right-of-Way Line of High Star Drive; thence, along said Easterly Right-of-Way Line, the following eight (8) courses: (1) N05°34'17"W 58.11 feet, (2) Northwesterly 29.96 feet along the arc of a 270.00 foot radius curve to the right, chord bears N02°23'34"W 29.94 feet, (3) N00°47'15"E 112.41 feet, (4) North 118.24 feet, (5) Northwesterly 136.26 feet along the arc of a 349.00 foot radius curve to the left, chord bears N11°10'6"W 135.40 feet, (6) N2°03'21"W 128.50 feet, (7) Northwesterly 102.61 feet along the arc of a 270.00 foot radius curve to the right, chord bears N12°10'06"W 102.60 feet, (8) N01°16'51"W 40.65 feet to the Point of Beginning.

Contains: 395,399 SF or 9.08 AC.



Date _____ Gregory A. Cates
PLS No. 161226

OWNER'S DEDICATION

Tri Star 2005, LLC, a Utah limited liability company, ("Owner") the owner of the above described tract of land, having caused the same to be subdivided into lots and the Conservation Parcel to be hereafter known as:

HIGH STAR EVENT BARN
AMENDING HIGH STAR RANCH
MASTER PLAT, LOTS 2 & 3

does hereby make the following additional grants, all subject to the easements and rights granted hereunder and subject to any matters of record and the restrictions and conditions contained in the Plat Notes:

- Owner hereby dedicates the areas labeled herein as common areas, including the roads shown herein, as common area for use by the High Star Ranch Master Association, Inc. and its members, subject to the provisions of the Master Declaration of Covenants, Conditions, and Restrictions for High Star Ranch, a Planned Unit Development, as amended from time to time and any easements as set forth in the Plat Notes.
- Owner hereby dedicates to Kamas City and the South Summit Fire Protection District a nonexclusive emergency ingress and egress easement over the private and emergency access roads shown on the Plat for the purpose of providing emergency services, and a nonexclusive utility easement over the private and emergency access roads as shown on the Plat for underground utility installations servicing the lots created herein and, the maintenance, use and the eventual replacement thereof, provided that the grantees shall repair any damage resulting from use of the easements.

dated this _____ day of _____, A.D., 20____.

BY: _____
ITS: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____

On the _____ day of _____, A.D., 20____, personally appeared before me, the undersigned Notary Public, in and for said County of _____, in the State of _____, _____, who after being duly sworn, acknowledged to me that TRI STAR 2005, LLC, a Utah Limited Liability Company, and that _____ Signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____ COUNTY

HIGH STAR EVENT BARN
AMENDING HIGH STAR RANCH
MASTER PLAT, LOTS 2 & 3

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 6 EAST, SALT LAKE BASE & MERIDIAN
KAMAS CITY, SUMMIT COUNTY, UTAH

RECORDED #

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$ _____ COUNTY RECORDER

BEAVER SHINGLE CREEK IRRIGATION

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D., 20____.



Stantec Consulting Services Inc.
3995 S 700 E Ste. 300
Salt Lake City, UT
84107-2540
Tel. 801.261.0090
Fax. 801.266.1671
www.stantec.com

No.	Revisions	By	Date

Project Number 186302172
PM SB
Filename 02172v-event_barn_fb.dwg
Designed By SRV
Checked By GAC
Date 09/15/15

ROCKY MOUNTAIN POWER APPROVAL

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D., 20____.

ALL WEST COMMUNICATION

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D., 20____.

SOUTH SUMMIT SCHOOL DIST.

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D., 20____.

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE KAMAS CITY PLANNING COMMISSION THIS _____ DAY OF _____, A.D., 20____.

CHAIRMAN _____

SOUTH SUMMIT FIRE PROTECTION DIST. APPROVAL

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D., 20____.

FIRE MARSHAL _____

CITY ENGINEER

I, _____, KAMAS CITY ENGINEER HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

APPROVED THIS _____ DAY OF _____, A.D., 20____.

DATE _____ KAMAS CITY ENGINEER

CITY ATTORNEY

I HAVE EXAMINED THE PROPOSED PLAT OF THIS SUBDIVISION, AND IN MY OPINION IT CONFORMS WITH THE ORDINANCES APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

APPROVED THIS _____ DAY OF _____, A.D., 20____.

KAMAS CITY ATTORNEY

KAMAS CITY COUNCIL APPROVAL

PRESENTED TO THE KAMAS CITY COUNCIL THIS _____ DAY OF _____, A.D., 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

MAYOR _____
RECORDER _____

PRELIMINARY