



Staff Report

Coalville City
Community Development Director

To: Coalville City Planning Commission
From: Don Sargent, Community Development Director
Date of Meeting: June 20, 2022
Re: Wohali Proposed Phase 2.A, B, and C Final Plans
Action: Public Hearing and Possible Recommendation

Wohali MPD - Phase 2.A, B, and C Final Plans

REQUEST

The purpose of this public hearing is to review, discuss, and receive public comment on the final plans for Phase 2.A, B and C of the Wohali Master Planned Development (MPD).

This item is scheduled for a public hearing and possible recommendation.

BACKGROUND

On November 8, 2021, the City Council approved the Preliminary Plans for Phase 2 of the Wohali MPD consisting of 110 acres, 181 resort units, 32 lodge/golf house units with amenities and an 11-hole golf short course. Attachment A includes the approved preliminary site plan for reference. Here is the Dropbox link to the complete preliminary plan package:

<https://www.dropbox.com/sh/c2e4fnexnuk7uh9/AAALvhXtjm6tE-HomV5xPdRva?dl=0>

The applicant is now applying for final plan and construction drawing approval for three sub-phases of the Phase 2 Preliminary Plans. Phase 2.A, B and C includes 13.25 acres and 46 resort units. Attachment B includes the final plan maps for each sub-phase.

The following Dropbox links includes the proposed final plan sets:

Site and Grading Plans:

<https://www.dropbox.com/s/ya44pmmibw3xgku/220527%20Wohali%20Ph1%20Village%20Site-Grading.pdf?dl=0>

Landscape Plan:

<https://www.dropbox.com/s/l2jesffl0c8msuo/220527%20Wohali%20Ph1%20Village%20Landscape.pdf?dl=0>

Construction Drawings:

<https://www.dropbox.com/s/lwqomtg01fld8u4/00%20Wohali%20Phase%202A%20CDs%2005.10.2022.pdf?dl=0>

ANALYSIS

In accordance with Section 4.3 of the Wohali Development Agreement, resort units are required to be owned by the Wohali Master Developer and/or association and must be located on the golf or recreation parcels of the development. The members and guests of the golf facility may not establish residency in the resort units, nor can the resort units be open to the public as a nightly rental not associated with the use of the golf course or other recreational facilities of the development.

The instrument used to record the placement of the resort units for configuration and physical addressing is a Condominium Plan.

In accordance with Section 8-2-070 of the Development Code, the role of the Staff, Planning Commission, and City Council in the review of this application is to ensure compliance and consistency of the final plans with the approved Wohali MPD Development Agreement, Phase 2 Preliminary Plan, and applicable standards of the development code.

Staff is in the process of reviewing the details of the final plans and construction drawings and will continue to work with applicant to ensure the drawings are in compliance with the Wohali MPD and City Engineering Standards and Specifications.

The item is scheduled for a public hearing and possible recommendation if the Planning Commission determines the final plans are consistent with the approved MPD and Phase 2 Preliminary Plan.

Required Review Process

The final plan application process includes the review and public hearing by both the Planning Commission and City Council.

RECOMMENDATION

Staff recommends the Planning Commission review and discuss the proposed final plans, conduct a public hearing, and consider making a recommendation to the City Council with the following Findings of Fact and Conditions of Approval:

Findings of Fact:

1. The Preliminary Plan for Phase 2 of the Wohali Master Planned Development (MPD) was approved by the City Council on November 8, 2021.
2. The approval of the Wohali MPD vested the development with respect to Use, Density and Configuration.
3. The approved of the MPD reflects the general layout of open space areas, golf courses with support facilities, resort units, and single-family dwelling lots.
4. The Phase 2 Preliminary Plan approved of the MPD included 110 acres, 181 resort units, 32 lodge/golf house units with amenities, and an 11-hole golf short course.
5. The final condominium plans for Phase 2.A, B, and C includes 46 resort units and are sub-phases of the previously approved Phase 2 Preliminary Plan.
6. Construction drawings associated with the final plans address the primary access roads, utilities, and other improvements that will serve the project and the entire MPD.

7. The development agreement for the MPD memorializes and addresses the development plan details, MPD approval conditions, City sewer and water services, and developer obligations and responsibilities overtime as the project builds out.
8. The Phase 2.A, B, and C final plan are generally consistent with the Phase 2 Preliminary Plan and MPD approval.

Conditions of Approval:

1. Any remaining items of the final plans and construction drawings for the project shall be addressed by Staff for compliance with the Wohali MPD and City Engineering Standards and Specifications prior to City Council approval and/or final plan recordation.
2. The Phase 2.A, B, and C Final Plans shall be implemented in accordance with the approved Wohali MPD Development Agreement.

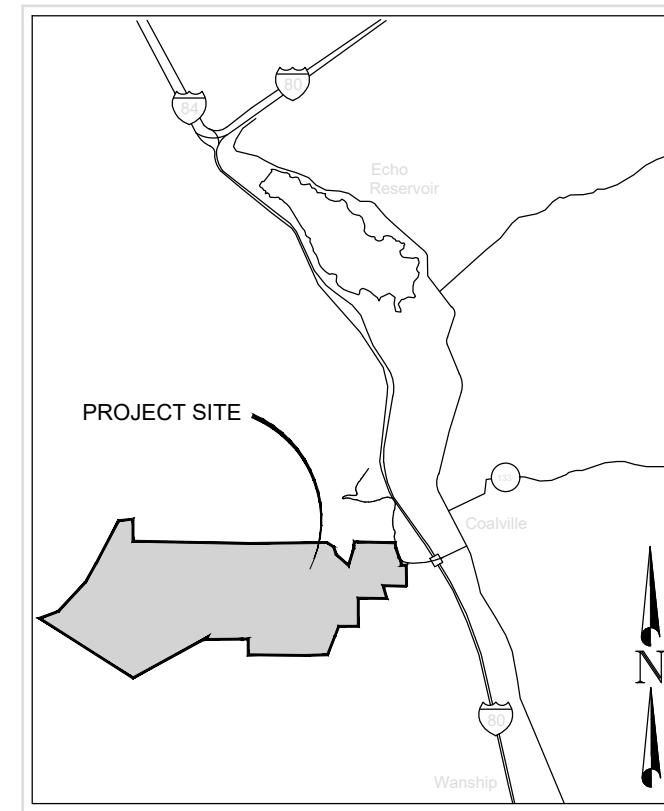
As an alternative action, the Planning Commission may provide additional direction to Staff and/or the applicant regarding the proposed final plans and construction drawings for continued review and consideration at a subsequent meeting.

ATTACHMENTS

- A.** 11/08/22 Approved Phase 2 Preliminary Site Plan
- B.** Final Condominium Plans

WOHALI PHASE 2A CONDOMINIUM MAP
A UTAH CONDOMINIUM PROJECT
LOCATED IN SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
COALVILLE, SUMMIT COUNTY, UTAH
MAY 2022

ATTACHMENT B - Final Condominium Plans



PLAT NOTES:

1. THE TRACTS OF LAND THAT ARE DESCRIBED IN AND PLOTTED PURSUANT TO THIS WOHALI PHASE 2A CONDOMINIUM MAP ("MAP") ARE REFERRED TO HEREIN AS THE "PLOTTED LANDS". AS USED IN THESE MAP NOTES THE TERM "PARCEL" SHALL MEAN ANY TRACT OF LAND SHOWN AS PART OF THE PLOTTED LANDS. THE PLOTTED LANDS ARE SUBJECT TO THE PROVISIONS OF THAT CERTAIN DEVELOPMENT AGREEMENT FOR WOHALI MASTER PLANNED DEVELOPMENT: DEVELOPMENT AGREEMENT, DATED MAY 25, 2021, AND RECORDED ON JULY 14, 2021, AS ENTRY NO 011168499, IN THE OFFICIAL RECORDS OF THE SUMMIT COUNTY RECORDER'S OFFICE ("DEVELOPMENT AGREEMENT" OR "DA"), AND THE REQUIREMENTS, RESTRICTIONS, AND LIMITATIONS IMPOSED THEREBY.
2. THE MAP IS A PART OF A MASTER PLANNED DEVELOPMENT KNOWN AS WOHALI, AS APPROVED BY COALVILLE CITY ORDINANCE §8-6-10 ET SEQ. (2019)(THE "PROJECT").
3. THE MAP IS SUBJECT TO, AMONG OTHER THINGS, THE PROVISIONS OF: (A) THE DEVELOPMENT AGREEMENT; AND (B) THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND EASEMENTS FOR WOHALI RESORT (THE CC&R's), RECORDED, OR TO BE RECORDED, IN THE OFFICIAL RECORDS OF SUMMIT COUNTY RECORDER'S OFFICE. THE CC&R's REFERENCES THE RIGHTS OF THE WOHALI MASTER OWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION (THE "MASTER ASSOCIATION").
4. THE DECLARATION CONTAINS ADDITIONAL EASEMENTS FOR DRAINAGE, NATURAL DRAINAGE WAYS, TRAILS, UTILITIES, AND OTHER MATTERS WHICH MAY AFFECT PORTIONS OF LOTS THAT ARE OUTSIDE OF THE PORTION OF THE LOT COVERED BY RESIDENTIAL IMPROVEMENTS. THESE EASEMENTS ARE IN ADDITION TO EASEMENTS GRAPHICALLY DESCRIBED ON THAT MAP. DECLARANT, AS DEFINED IN THE DECLARATION, ALSO RESERVES PERMANENT EASEMENTS ACROSS THE PORTIONS OF LOTS ALONG ROADWAYS SHOWN IN THIS MAP FOR THE FINISHING OF CUT AND FILL SLOPES REQUIRED TO COMPLETE THE ROADS IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE APPLICABLE GOVERNMENTAL AUTHORITY. ACCESS TO LOTS SHOWN ON THE MAP MAY BE AFFECTED BY CUT AND FILL SLOPES REQUIRED BY THE ROAD. IN CERTAIN INSTANCES, SPECIAL ENGINEERING AND CONSTRUCTION TECHNIQUES MAY BE REQUIRED FOR DRIVEWAYS ACROSS SUCH CUT AND FILL SLOPES. THE LEGAL DESCRIPTIONS OF THESE EASEMENTS MAY BE MODIFIED BY THE SUBSEQUENTLY RECORDED MAP OR INSTRUMENT, PROVIDING AN ALTERNATIVE OR MODIFIED EASEMENT LOCATION. ANY SUCH MAP OR INSTRUMENT SHALL NOT BE DEEMED AN AMENDMENT TO THIS MAP AND SHALL NOT REQUIRE THE APPLICATION OF A MAP AMENDMENT PROCESS OR THE CONSENT OF EXISTING LOT OWNERS OR MORTGAGE HOLDERS.
5. [INTENTIONALLY BLANK]
6. PURSUANT TO UTAH CODE ANN. § 54-3-27, THIS MAP DEDICATES CERTAIN UTILITY EASEMENT AS STATED IN THE OWNER'S DEDICATION HEREIN.
7. PURSUANT TO UTAH CODE ANN. § 10-9a-603(6)(C)(ii), ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBLIC UTILITY EASEMENT AS SHOWN IN THIS MAP (THE "PUE") AND APPROVES THIS MAP SOLELY FOR THE PURPOSE OF CONFIRMING THAT THIS MAP 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 THIS PROJECT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN HAS UNDER:
 - (A) A RECORDED EASEMENT OR RIGHT-OF-WAY
 - (B) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS,
 - (C) TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES
 - (D) ANY OTHER PROVISION OF LAW.
8. DOMINION ENERGY APPROVES THIS MAP SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE MAP CONTAINS PUE. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS PROJECT. 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 MAP, INCLUDING THOSE SET IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.
9. THE DESIGN REVIEW BOARD CREATED UNDER THE CC&R's AND ADMINISTERED BY THE MASTER ASSOCIATION, AS REQUIRED BY THE DEVELOPMENT AGREEMENT, SHALL REVIEW AND APPROVE EACH DEVELOPMENT APPLICATION FOR COMPLIANCE WITH "DESIGN GUIDELINES" (AS DEFINED IN THE DECLARATION) PRIOR TO SUBMITTAL TO COALVILLE CITY FOR REVIEW AND APPROVAL. (DA §5.1)
10. ALL RESIDENTIAL CONSTRUCTION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE COALVILLE CITY BUILDING CODE (DA § 5.2.2).
11. SUBJECT TO MAP NOTE 18 BELOW, RESIDENTIAL DEVELOPMENT AND ACCESSORY STRUCTURES SHALL REQUIRE FRONT YARD SETBACKS OF AT LEAST TEN FEET (10'), SIDE YARD SETBACKS OF AT LEAST FIVE FEET (5'), AND REAR SETBACKS OF AT LEAST TWELVE FEET (12'), WITH EXCEPTIONS FOR IRREGULAR AND ALTERNATIVE LOT CONFIGURATIONS AS MORE PARTICULARLY DESCRIBED THEREIN. (DA §5.2.2). NON-RESIDENTIAL DEVELOPMENT SHALL NOT REQUIRE SETBACKS EXCEPT AS MAY BE REQUIRED UNDER APPLICABLE BUILDING CODES (DA §5.2.7).
12. MAXIMUM BUILDING HEIGHTS FOR RESIDENTIAL DEVELOPMENT SHALL BE THIRTY-FIVE FEET (35') (DA §5.2.2). MAXIMUM BUILDING HEIGHTS FOR NON-RESIDENTIAL DEVELOPMENT SHALL BE FORTY-FIVE FEET (45') (DA §5.2.7).
13. MINIMUM PARKING REQUIREMENTS ARE TWO (2) REQUIRED SPACES FOR EACH SINGLE-FAMILY UNIT AND ONE (1) FOR EACH ACCESSORY DWELLING UNIT (DA §5.3.1).
14. ALL LANDSCAPE DESIGN AND CONSTRUCTION IN THE PROJECT IS SUBJECT TO REVIEW BY THE DESIGN REVIEW BOARD AND SUBJECT TO ANY APPLICABLE OVERALL LANDSCAPE PROPORTION AND PERCENTAGE REQUIREMENTS IN THE DEVELOPMENT AGREEMENT (DA §5.5.1).
15. FIRE FLOWS, HYDRANT LOCATIONS AND DISTRIBUTION MUST COMPLY WITH THE THEN APPLICABLE FIRE CODE (DA §7.2.3).
16. ALL PUBLIC WATER, SEWER, AND STORM WATER FACILITIES WITHIN PUBLIC AND PRIVATE RIGHTS OF WAY OR PUBLIC AND PRIVATE EASEMENTS SHALL BECOME A PART OF COALVILLE CITY'S SYSTEM UPON ACCEPTANCE BY THE CITY COUNCIL PURSUANT TO THE COALVILLE CITY ENGINEERING STANDARD AND CONSTRUCTION SPECIFICATIONS (DA §7.1.7).
17. ALL BUILDING PERMIT APPLICATIONS MUST BE ACCOMPANIED BY WRITTEN DOCUMENTATION OF THE DESIGN REVIEW BOARD APPROVAL AT THE TIME OF SUBMITTAL TO COALVILLE CITY (DA § 12.2)
18. THE DESIGN REVIEW BOARD WILL PROVIDE INDIVIDUAL LOT FEATURE MAPS WRITTEN FOR SINGLE-FAMILY LOTS WITHIN THE PROJECT THAT WILL IDENTIFY BUILDING SETBACKS REQUIRED FOR EACH LOT AND MAY IDENTIFY A MORE RESTRICTED AND DEFINED "BUILDING PAD" FOR EACH LOT THAT ALL VERTICAL CONSTRICION MUST BE KEPT WITHIN (DA §12.3). ALL BUILDING ENVELOPE AREAS AND ASSOCIATED DRIVEWAY ACCESS SHALL COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE LOCAL ORDINANCES.
19. THE PROJECT DEVELOPMENT MAY BE CONNECTED TO AND SERVICED BY COALVILLE CITY WATER AND PUBLIC SEWER.
20. PHASE LINES SHOWN ON THIS MAP ARE NOT A DELINEATION OF ANY BOUNDARY. FURTHERMORE IT IS NOT THE INTENT OF THIS MAP TO SUBDIVIDE, CREATE NEW PARCELS OR BOUNDARIES WITHIN THE OVERALL PARCEL CONTAINED WITHIN THE LEGAL DESCRIPTION SHOWN HEREON.
21. PHASE LINES SHOWN HEREON ARE MEANT AS A GEOGRAPHIC REFERENCE TO SECTION CORNERS IN ORDER TO SPATIALLY RELATE THE LOCATION OF THE PHASES OF THE CONDO MAP WITH THE OVERALL BOUNDARY OF THE PROJECT.
22. THE DEVELOPER SHALL RETAIN OWNERSHIP OF ALL SPACE OUTSIDE OF THE INDIVIDUAL BUILDING UNITS.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT WOHALI LAND ESTATES LLC, THE UNDERSIGNED OWNER OF ALL THE PROPERTY DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO UNITS AND STREETS TO HERAFTER BE KNOWN AS WOHALI PHASE 2A CONDOMINIUM SUBDIVISION, DOES HEREBY DEDICATE CERTAIN NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS, AS SHOWN HEREON, FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, SERVICES, AND DRAINAGE FACILITIES THROUGH, UNDER, AND ACROSS THE UTILITY EASEMENTS, SHOWN ON THIS MAP. THE AREA UNDERLYING THE PRIVATE ROAD AREAS ARE ALSO HEREBY DEDICATED AS A UTILITY EASEMENT IN ITS ENTIRETY FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, STORM DRAINAGE, IRRIGATION, AND WATER LINES, AS APPROVED FOR PUBLIC UTILITIES FOR THE CITY AND THE MASTER ASSOCIATION (OR OTHER ENTITY DESIGNATED IN A PRIVATE ROAD DEDICATION), AND FOR PRIVATE SERVICES BY THE MASTER ASSOCIATION.

IN WITNESS WHEREOF, THIS ____ DAY OF _____, 2022.

WOHALI LAND ESTATES LLC

BY: _____

NAME AND TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
)
 §
COUNTY OF SUMMIT)

ON THIS ____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWEORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____ OF WOHALI LAND ESTATES LLC A THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID *LIMITED LIABILITY COMPANY BY AUTHORITY OF BYLAWS, OR (RESOLUTION OF ITS BOARD OF DIRECTORS), AND SAID _____ ACKNOWLEDGED ME THAT SAID *LIMITED LIABILITY COMPANY EXECUTED THE SAME.

STAMP _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

LIEN HOLDER'S CONSENT TO RECORD

BOYDEN FARMS, LLC, AS THE OWNERS AND HOLDER OF THE INDEBTEDNESS SECURED BY, AND THE BENEFICIARIES UNDER, THAT CERTAIN DEED OF TRUST, RECORDED ON NOVEMBER 22, 2017 IN THE OFFICIAL RECORD OF SUMMIT COUNTY, UTAH AS INSTRUMENT NO. 01082004, AND HEREBY CONSENT TO THE RECORDING OF THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR WOHALI RESORT AND THIS WOHALI PHASE 2A CONDOMINIUM MAP, BOTH OF WHICH ARE RECORDED CONTEMPORANEOUSLY HEREWITH; AND FURTHER AGREE TO SUBORDINATE THE DEED OF TRUST AD ALL RIGHT, TITLE AND INTEREST OF THE PRESENT AND ALL FUTURE HOLDERS OF THE INDEBTEDNESS SECURED THEREBY TO THE MASTER DECLARATION AND MAP, AND ACKNOWLEDGES THAT THE EASEMENTS, RIGHTS AND OBLIGATIONS SET FORTH IN THE MASTER DECLARATION AND MAP ARE SUPERIOR TO SAID DEED OF TRUST.

EXECUTED AS OF THE _____ DAY OF _____, 2022.

BY: _____
STEPHEN G. BOYDEN, AUTHORIZED MANAGER

ACKNOWLEDGEMENT

STATE OF UTAH)
 §
COUNTY OF SUMMIT)

THE FOREGOING MAP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, BY STEPHEN G. BOYDEN, THE AUTHORIZED MANAGER OF BOYDEN FARMS LLC, A UTAH LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

STAMP

NOTARY PUBLIC

MY COMMISSION EXPIRES:

LIEN HOLDER'S CONSENT TO RECORD

WOHALI PARTNERS, LLC, AS THE OWNER AND HOLDER OF THE INDEBTEDNESS SECURED BY, AND THE BENEFICIARIES UNDER, THAT CERTAIN DEED OF TRUST, RECORDED ON JULY 12, 2021 IN THE OFFICIAL RECORD OF SUMMIT COUNTY, UTAH AS INSTRUMENT NO. 01168147, AND THAT CERTAIN DEED OF TRUST, RECORDED ON APRIL 15, 2022 IN THE OFFICIAL RECORD OF SUMMIT COUNTY, UTAH AS INSTRUMENT NO. 01187315, DOES HEREBY CONSENT TO THE RECORDING OF THE VILLAGE CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR PHASE II OF WOHALI RESORT AND THIS WOHALI PHASE 2 CONDOMINIUM MAP, BOTH OF WHICH ARE OR MAY BE RECORDED CONTEMPORANEOUSLY HEREWITH; AND FURTHER AGREE(S) TO SUBORDINATE SAID DEEDS OF TRUST AND ALL RIGHT, TITLE AND INTEREST OF THE PRESENT AND ALL FUTURE HOLDERS OF THE INDEBTEDNESS SECURED THEREBY TO THE VILLAGE DECLARATION AND THIS MAP, AND ACKNOWLEDGES THAT THE EASEMENTS, RIGHTS AND OBLIGATIONS SET FORTH IN THE VILLAGE DECLARATION AND MAP ARE SUPERIOR TO SAID DEEDS OF TRUST.

EXECUTED AS OF THE _____ DAY OF _____, 2022.

BY: _____
DAVID BOYDEN, AUTHORIZED MANAGER

ACKNOWLEDGEMENT

STATE OF UTAH)
 §
COUNTY OF SUMMIT)

THE FOREGOING MAP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022, BY DAVID BOYDEN, THE AUTHORIZED MANAGER OF WOHALI ESTATES LLC, A UTAH LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

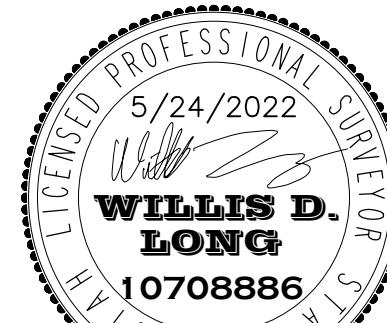
STAMP

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, WILLIS D. LONG, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708886 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 24TH DAY OF MAY 2022



DOMINION ENERGY

WOHALI PHASE 2A CONDOMINIUM MAP

A UTAH CONDOMINIUM PROJECT

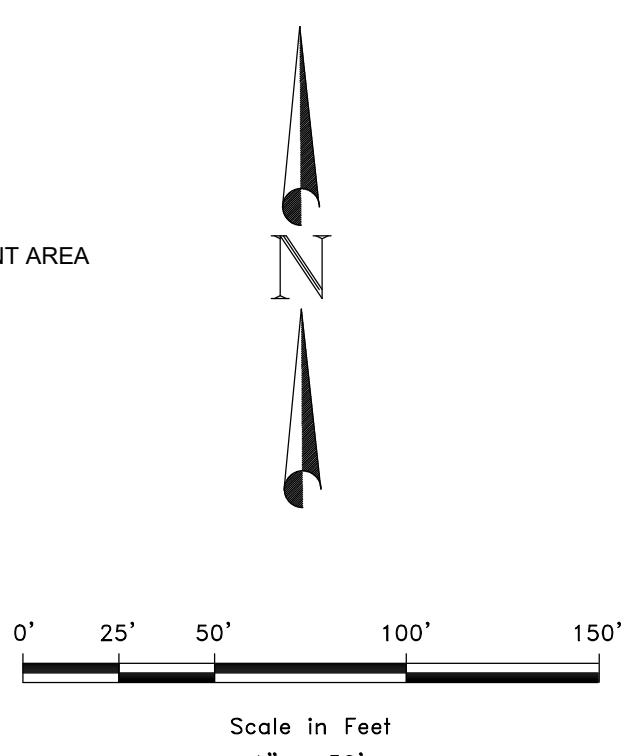
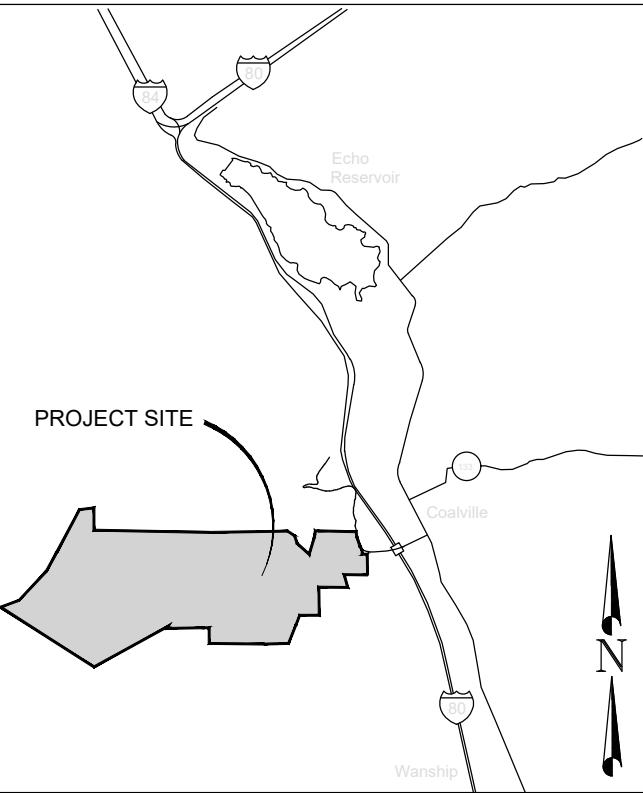
LOCATED IN SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
COALVILLE, SUMMIT COUNTY, UTAH
MAY 2022

NW COR SEC 18,
T2S, R5E, SLB&M
FOUNDED STONE
SECTION LINE
12 7 13 18
N89°11'21"E 1700.82'

LEGEND

- ◆ SUMMIT COUNTY MONUMENT
- PROPERTY CORNER AS DESCRIBED
- SUBDIVISION BOUNDARY
- BUILDING PADS
- SECTION LINE
- HARD SCAPE
- X EXISTING FENCE LINE
- W EXISTING WATER LINE
- IRR EXISTING IRRIGATION LINE
- SD EXISTING STORM DRAIN
- SS EXISTING SANITARY SEWER
- OH EXISTING OVERHEAD POWER
- G EXISTING GAS LINE
- W EXISTING WATER METER
- F EXISTING FIRE HYDRANT
- V EXISTING WATER VALVE
- SM EXISTING STORM MANHOLE
- CB EXISTING CATCH BASIN
- SM EXISTING SEWER MANHOLE
- BBL EXISTING BLANKET ACCESS & UTILITY EASEMENT AREA

VICINITY MAP NOT TO SCALE



ACCESS EASEMENT LINES		
LINE #	LENGTH	BEARING
L1	227.35	S35° 08' 05"W
L3	246.13	S76° 05' 08"W
L5	31.18	S53° 21' 19"W
L7	105.97	S21° 04' 29"W
L9	59.59	S78° 05' 57"W
L11	114.00	S52° 47' 51"W
L13	162.98	S45° 43' 40"W
L15	69.15	S58° 48' 36"E
L16	107.44	S58° 48' 36"E
L18	3.71	N46° 48' 45"E
L20	93.63	N35° 20' 32"E
L21	143.55	N35° 20' 32"E
L23	80.49	N60° 21' 40"E
L25	190.93	N34° 06' 54"E
L27	67.28	N44° 25' 15"E
L29	12.87	N75° 28' 57"E

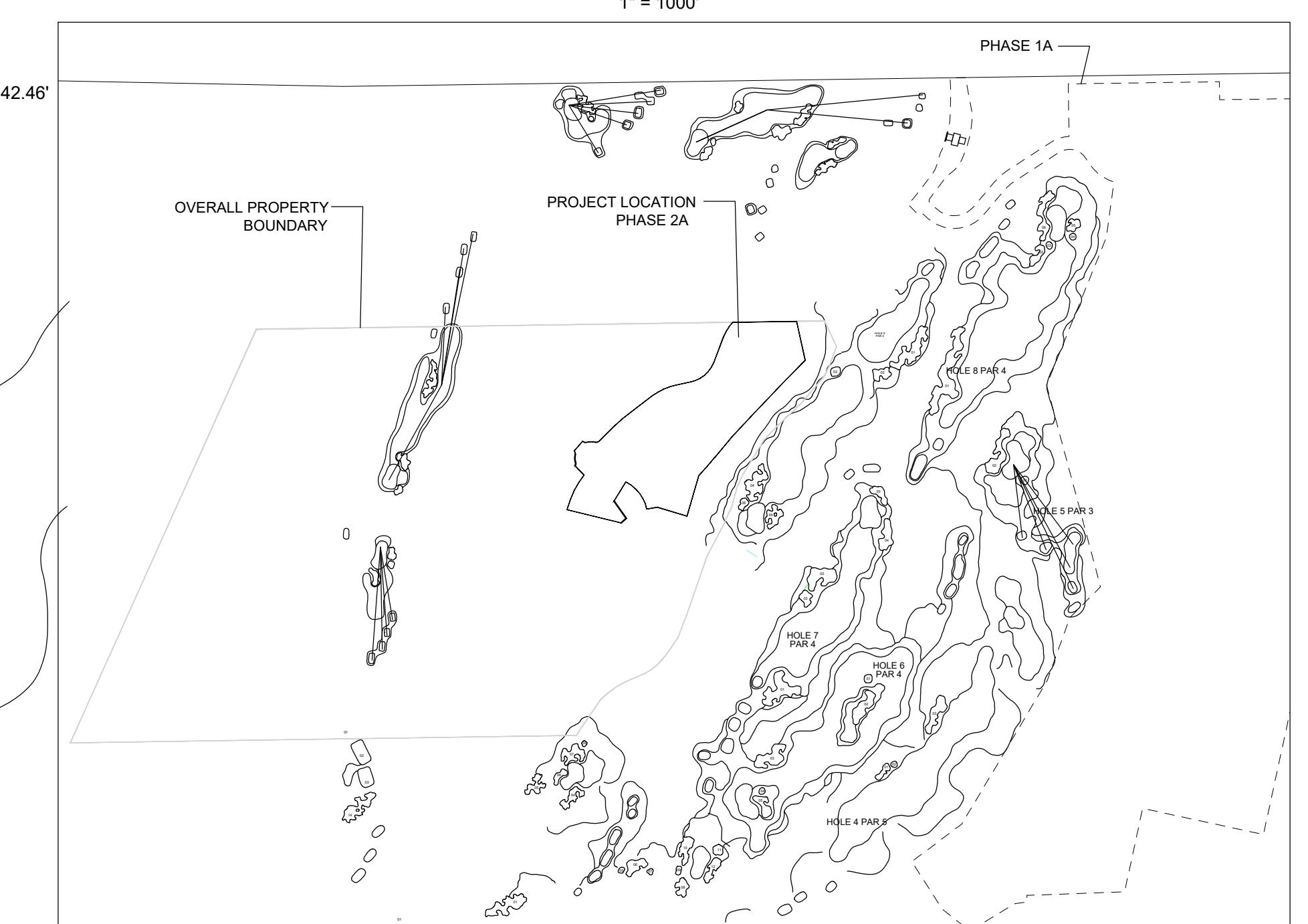
ACCESS EASEMENT CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	229.43	300.00	43.82	S54° 10' 37"W	223.88
C2	99.18	250.00	22.73	S64° 43' 13"W	98.53
C3	84.51	150.00	32.28	S37° 12' 54"W	83.40
C4	149.29	150.00	57.02	S49° 35' 13"W	143.20
C5	88.32	200.00	25.30	S65° 26' 54"W	87.60
C6	74.03	600.00	7.07	S49° 15' 46"W	73.99
C7	53.54	400.00	7.67	S41° 53' 37"W	53.50
C8	134.26	165.00	46.62	S35° 29' 57"E	130.59
C9	10.01	50.00	11.47	N41° 04' 39"E	9.99
C10	43.67	100.00	25.02	N47° 51' 06"E	43.32
C11	91.62	200.00	26.25	N47° 14' 17"E	90.82
C12	35.97	200.00	10.31	N39° 16' 04"E	35.93
C13	54.21	100.00	31.06	N59° 57' 06"E	53.55

TIE LINES		
LINE #	LENGTH	BEARING
L30	35.29	S55° 15' 18"W
L31	12.88	S51° 07' 40"W
L32	32.07	S49° 28' 07"W
L33	10.29	S46° 32' 56"W
L34	10.92	S64° 00' 03"W
L35	10.76	S50° 19' 14"W
L36	18.60	S52° 38' 58"W
L37	32.63	S56° 47' 16"W
L38	26.84	S53° 52' 47"W
L39	24.00	S73° 16' 56"W
L40	95.45	S4° 04' 20"E
L41	16.68	S7° 35' 37"W
L42	128.16	N34° 44' 32"W
L43	19.19	N45° 28' 04"W
L44	10.67	N40° 37' 11"W
L45	58.89	S55° 47' 37"W
L46	110.15	N56° 10' 20"E
L47	23.18	N69° 44' 35"E



SITE MAP

1" = 1000'



DEVELOPER:

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____

AT _____. IN BOOK _____. OF OFFICIAL

RECORDS, PAGE _____. RECORDED

FOR _____

COUNTY RECORDER

BY: _____



LAYTON SURVEYS LLC

SHEET 2 OF 5

WOHALI PHASE 2A CONDOMINIUM MAP
A UTAH CONDOMINIUM PROJECT
LOCATED IN SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
COALVILLE, SUMMIT COUNTY, UTAH

MAY 2022

NW COR SEC 18,
T2S, R5E, SLB&M
FOUND STONE

12 7 SECTION LINE
13 18

N89°11'21"E 1700.82'

ACCESS EASEMENT LINES

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ACCESS EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	229.43	300.00	43.82	S54° 10' 37"W	223.88
C2	99.18	250.00	22.73	S64° 43' 13"W	98.53
C3	84.51	150.00	32.28	S37° 12' 54"W	83.40
C4	149.29	150.00	57.02	S49° 35' 13"W	143.20
C5	88.32	200.00	25.30	S65° 26' 54"W	87.60
C6	74.03	600.00	7.07	S49° 15' 46"W	73.99
C7	53.54	400.00	7.67	S41° 53' 37"W	53.50
C8	134.26	165.00	46.62	S35° 29' 57"E	130.59
C9	10.01	50.00	11.47	N41° 04' 39"E	9.99
C10	43.67	100.00	25.02	N47° 51' 06"E	43.32
C11	91.62	200.00	26.25	N47° 14' 17"E	90.82
C12	35.97	200.00	10.31	N39° 16' 04"E	35.93
C13	54.21	100.00	31.06	N59° 57' 06"E	53.55

BOUNDRY & PHASE LINES CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C14	137.83	157.59	50.11	N37° 39' 01"W	133.48
C15	150.78	375.00	23.04	N25° 58' 04"E	149.76
C16	13.27	15.00	50.70	N8° 54' 57"E	12.84
C17	34.06	67.12	29.07	N1° 25' 10"W	33.69
C18	12.16	15.00	46.46	N21° 02' 35"W	11.83
C19	16.18	15.00	61.79	S75° 10' 00"E	15.40
C20	34.02	63.00	30.94	N89° 24' 26"E	33.61
C21	15.64	15.00	59.73	N75° 00' 24"E	14.94
C22	77.12	625.00	7.07	N49° 15' 46"E	77.07
C23	99.36	225.00	25.30	N65° 26' 54"E	98.55
C24	124.41	125.00	57.02	N49° 35' 13"E	119.34
C25	66.84	175.62	21.81	N32° 01' 44"E	66.44

BOUNDRY & PHASE LINES

LINE #	LENGTH	BEARING
L50	98.81	S44° 49' 36"W
L51	180.08	S43° 43' 43"W
L52	122.35	S43° 05' 14"W
L53	116.92	S40° 11' 44"W
L54	53.57	S40° 46' 42"W
L55	38.19	S41° 35' 22"W
L56	165.23	S16° 27' 36"W
L57	119.16	N73° 00' 22"W
L58	42.76	S80° 40' 12"W
L60	88.02	S31° 37' 32"W
L61	82.30	S35° 28' 43"E
L62	26.81	S48° 33' 19"W
L63	216.43	N76° 13' 58"W
L65	50.60	N43° 25' 03"W
L69	50.14	N41° 26' 50"E
L73	82.87	N45° 43' 40"E
L75	114.00	N52° 47' 51"E
L77	59.59	N78° 05' 57"E
L79	105.97	N21° 04' 29"E
L81	249.51	N89° 10' 50"E
L82	155.51	S12° 08' 42"E

TI LINES

LINE #	LENGTH	BEARING
L30	35.29	S55° 15' 18"W
L31	12.88	S51° 07' 40"W
L32	32.07	S49° 28' 07"W
L33	10.29	S46° 32' 56"W
L34	10.92	S64° 00' 03"W
L35	10.76	S50° 19' 14"W
L36	18.60	S52° 38' 58"W
L37	32.63	S56° 47' 16"W
L38	26.84	S53° 52' 47"W
L39	24.00	S73° 16' 56"W
L40	95.45	S4° 04' 20"E
L41	16.68	S7° 35' 37"W
L42	128.16	N34° 44' 32"W
L43	19.19	N45° 28' 04"W
L44	10.67	N40° 37' 11"W
L45	58.89	S55° 47' 37"W
L46	110.15	N56° 10' 20"E
L47	23.18	N69° 44' 35"E

LINE #	LENGTH	BEARING
L50	98.81	S44° 49' 36"W
L51	180.08	S43° 43' 43"W
L52	122.35	S43° 05' 14"W
L53	116.92	S40° 11' 44"W
L54	53.57	S40° 46' 42"W
L55	38.19	S41° 35' 22"W
L56	165.23	S16° 27' 36"W
L57	119.16	N73° 00' 22"W
L58	42.76	S80° 40' 12"W
L60	88.02	S31° 37' 32"W
L61	82.30	S35° 28' 43"E
L62	26.81	S48° 33' 19"W
L63	216.43	N76° 13' 58"W
L65	50.60	N43° 25' 03"W
L69	50.14	N41° 26' 50"E
L73	82.87	N45° 43' 40"E
L75	114.00	N52° 47' 51"E
L77	59.59	N78° 05' 57"E
L79	105.97	N21° 04' 29"E
L81	249.51	N89° 10' 50"E
L82	155.51	S12° 08' 42"E

BOUNDRY & PHASE LINES

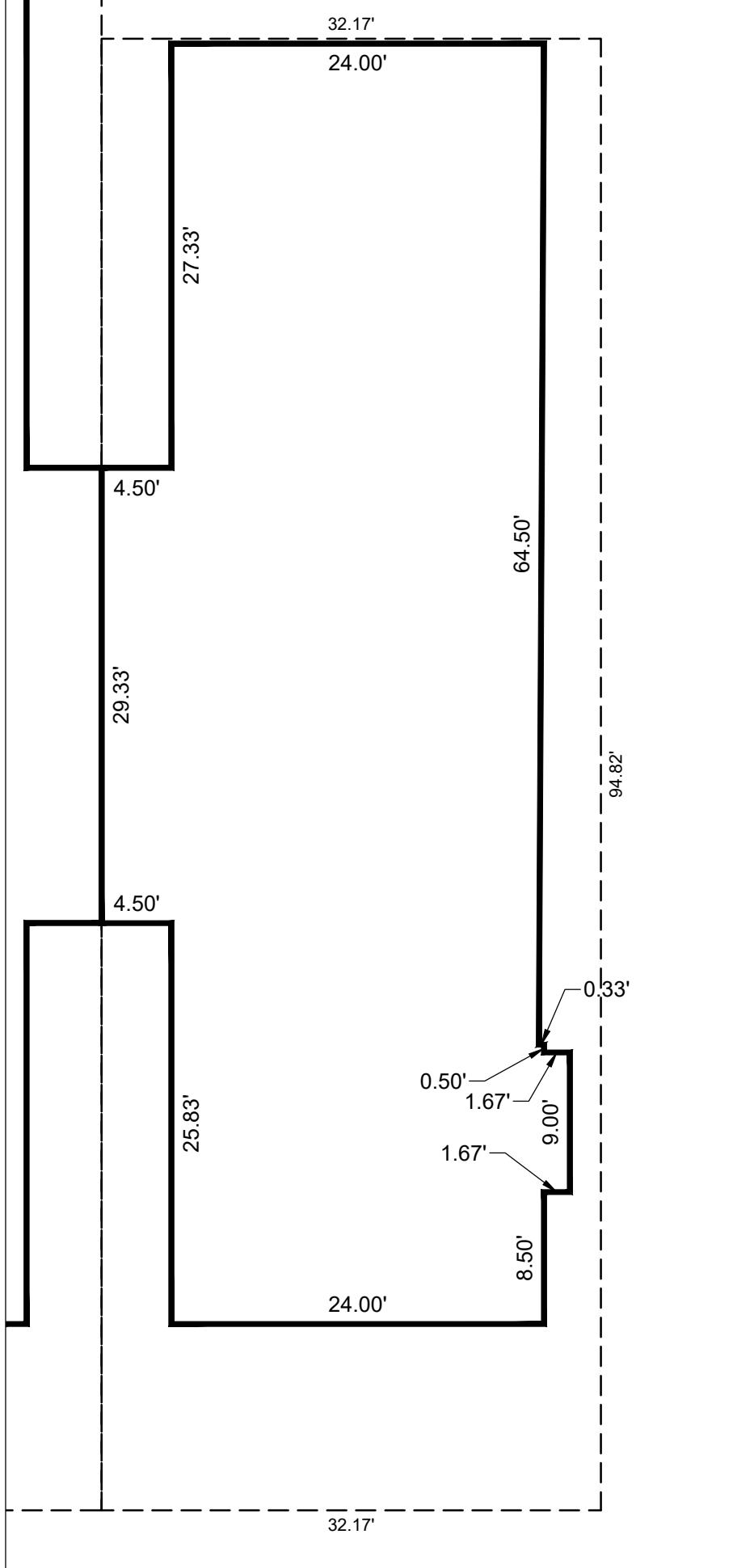
LINE #	LENGTH	BEARING
L50	98.81	S44° 49' 36"W
L51	180.08	S43° 43' 43"W
L52	122.35	S43° 05' 14"W
L53	116.92	S40° 11' 44"W
L54	53.57	S40° 46' 42"W
L55	38.19	S41° 35' 22"W
L56	165.23	S16° 27' 36"W
L57	119.16	N73° 00' 22"W
L58	42.76	S80° 40' 12"W
L60	88.02	S31° 37' 32"W
L61	82.30	S35° 28' 43"E
L62	26.81	S48° 33' 19"W
L63	216.43	N76° 13' 58"W
L65	50.60	N43° 25' 03"W
L69	50.14	N41° 26' 50"E
L73	82.87	N45° 43' 40"E
L75	114.00	N52° 47' 51"E
L77	59.59	N78° 0

WOHALI PHASE 2B CONDOMINIUM MAP

A UTAH CONDOMINIUM PROJECT

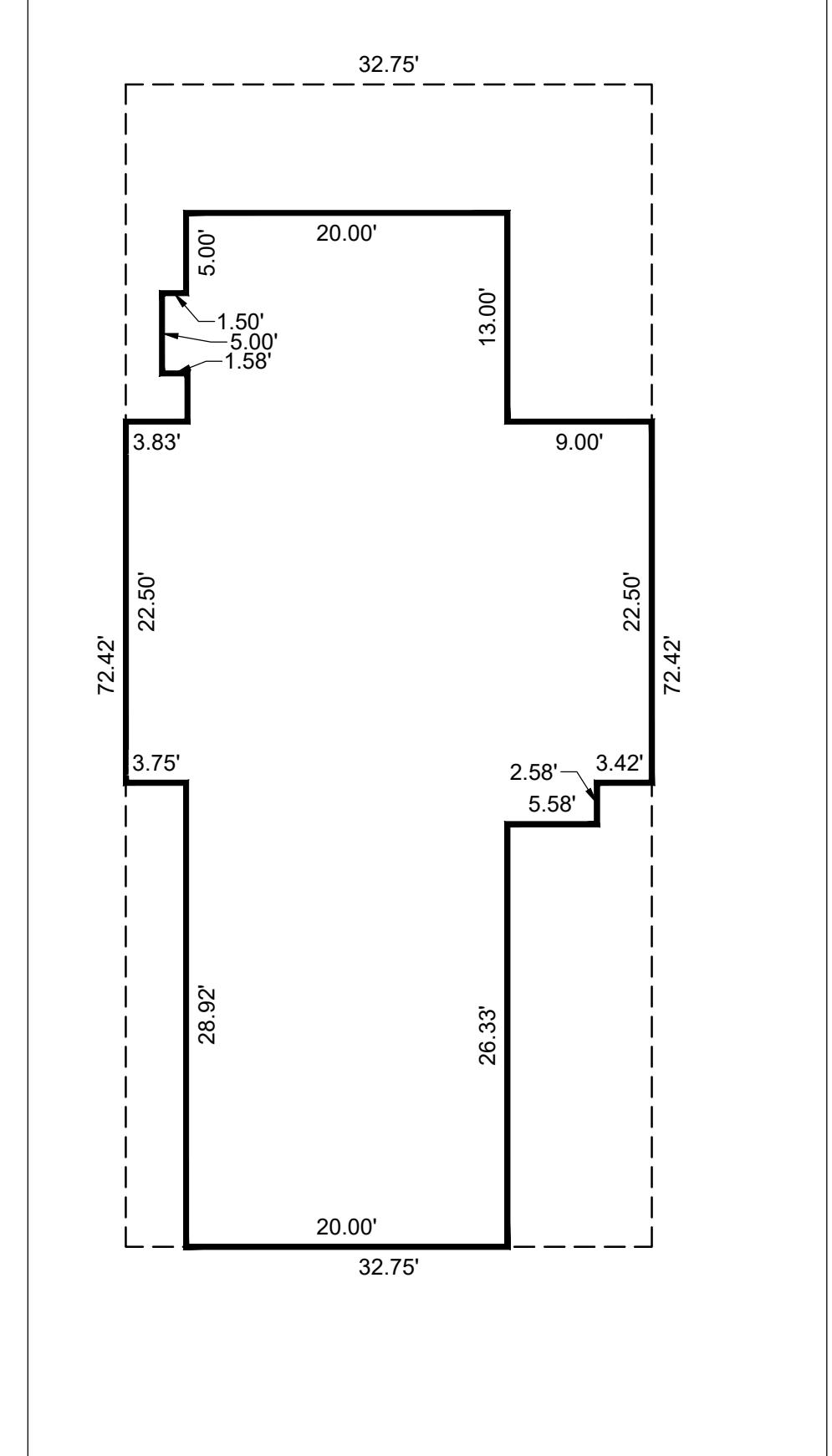
LOCATED IN SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
COALVILLE, SUMMIT COUNTY, UTAH
MAY 2022

CONDO DIMENSIONS "STONEHAVEN STANDARD"
4279.67 SQUARE FEET

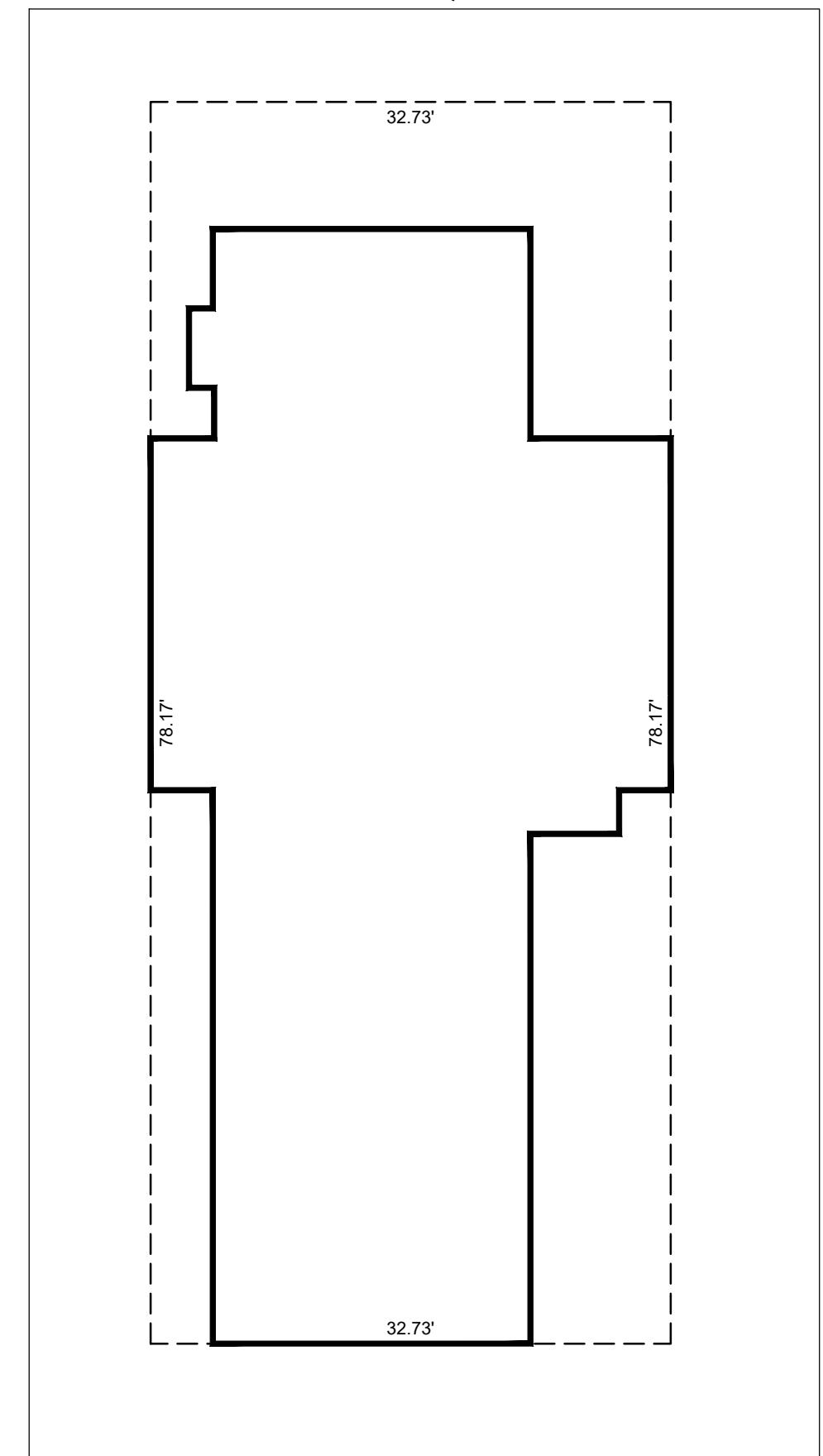


USED BY: UNIT 25

CONDO DIMENSIONS "CORBETT STANDARD"
2449.99 SQUARE FEET

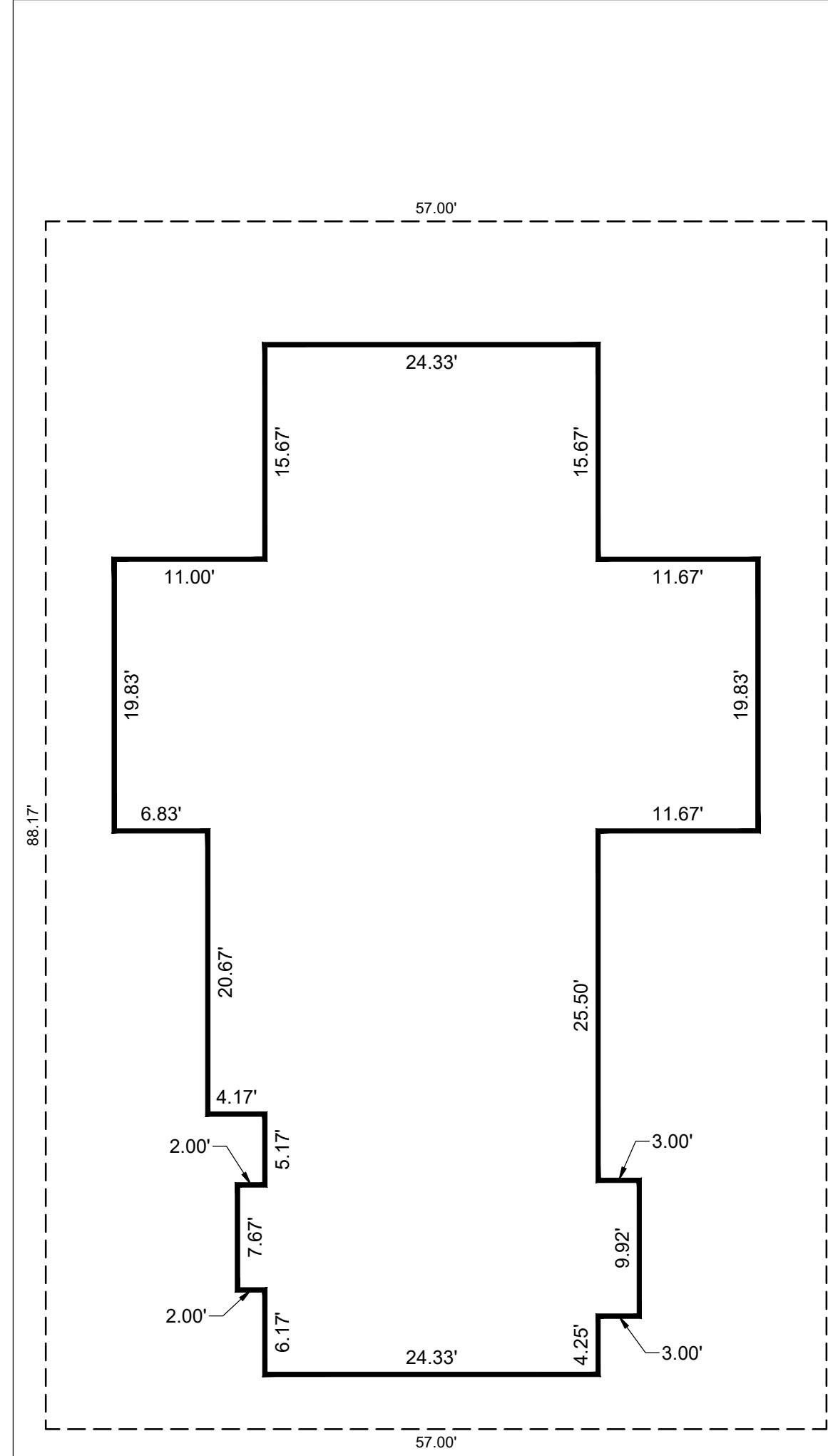


USED BY: UNITS 27, 28, 32, 34, & 35
CONDO DIMENSIONS "CORBETT LONG"
2622.08 SQUARE FEET



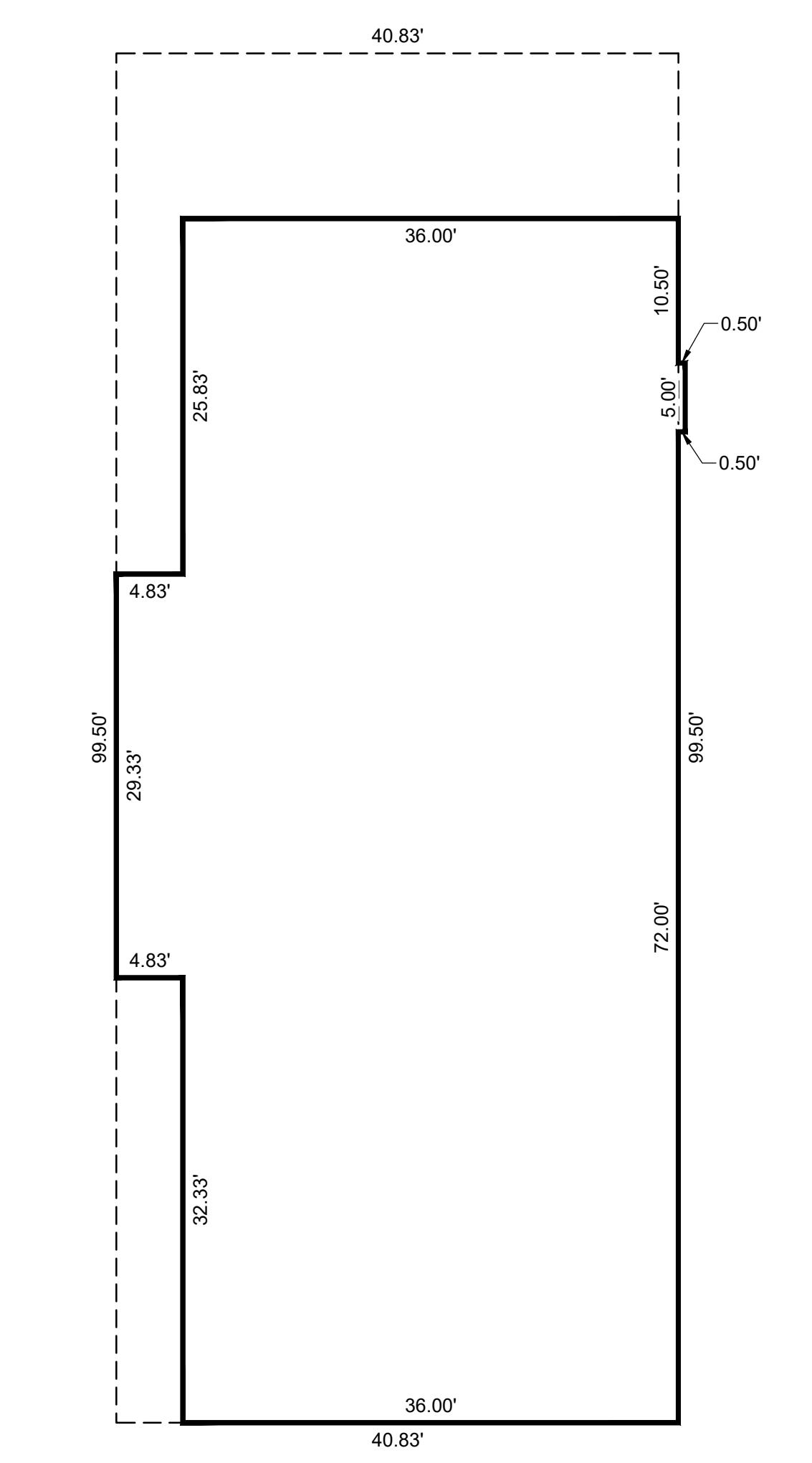
USED BY: UNITS 30 & 31

CONDO DIMENSIONS "CORBETT CORNER"
3442.95 SQUARE FEET



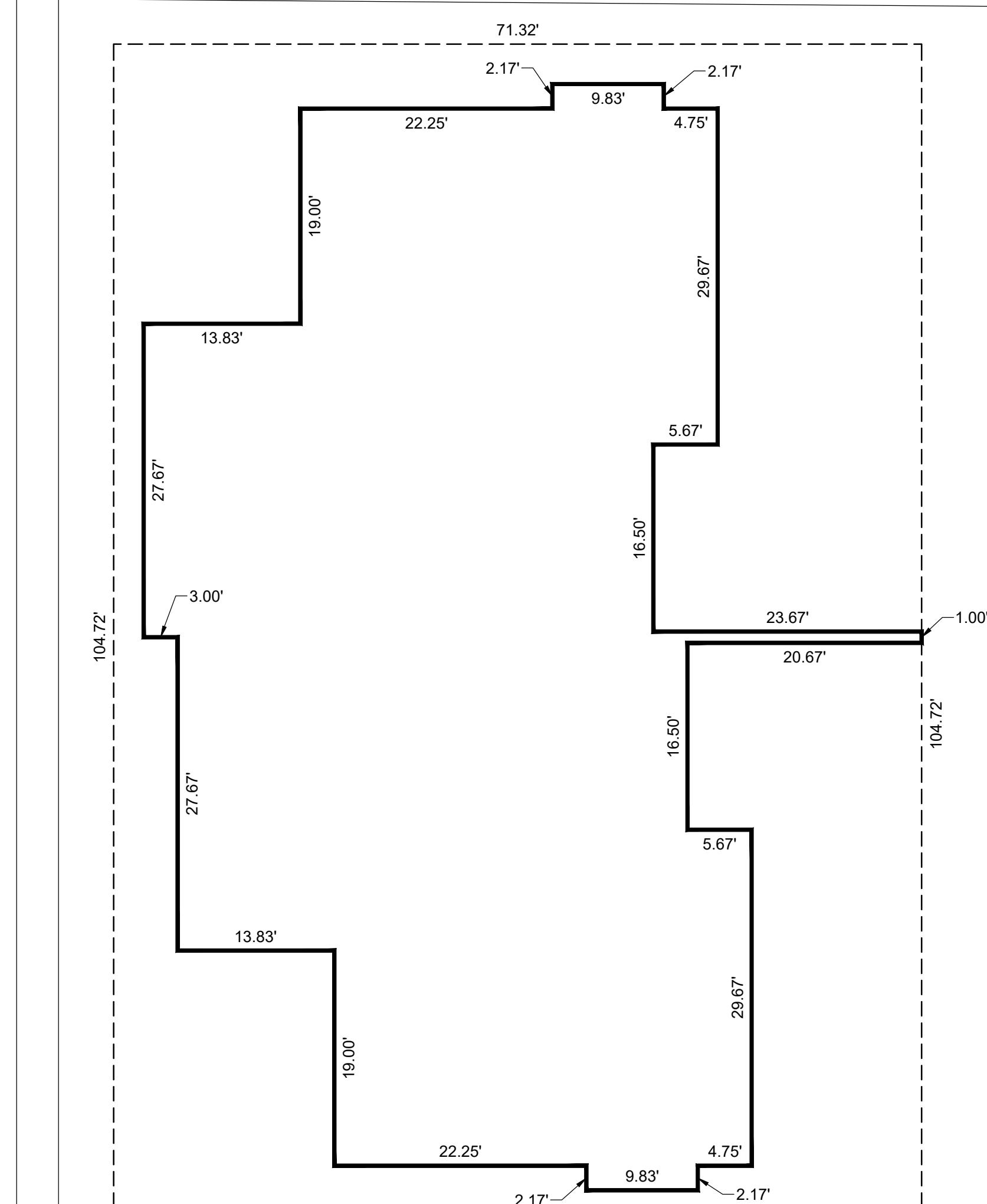
USED BY: UNIT 29

CONDO DIMENSIONS "STONEHAVEN WIDE"
6402.07 SQUARE FEET



USED BY: UNITS 22, 23, 24, & 26

CONDO DIMENSIONS "TWINHOUSE"
5446.39 SQUARE FEET



USED BY: UNITS 21 & 33

PHASE LINE TABLE

LINE #	LENGTH	BEARING
L22	50.60	N43° 25' 03"W
L24	155.17	S14° 26' 57"W
L25	50.01	S76° 56' 16"E
L26	57.37	S14° 54' 43"W
L28	129.58	S66° 16' 16"E
L29	35.56	N38° 49' 43"E
L30	38.43	N9° 36' 20"E
L31	76.38	S65° 43' 01"E
L32	37.52	N35° 48' 32"E
L33	71.59	S53° 37' 10"E
L34	71.07	N27° 19' 55"E
L35	115.12	S63° 45' 00"E
L36	116.66	N28° 36' 32"E
L37	41.74	N17° 45' 13"E
L38	135.11	N20° 03' 41"E
L39	119.16	N73° 00' 22"W
L40	42.76	S80° 40' 12"W
L42	86.95	S31° 29' 23"W
L43	82.53	S34° 44' 19"E
L44	26.81	S48° 33' 19"W
L45	216.43	N76° 13' 58"W

PHASE LINE CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C10	178.88	425.92	24.06	S26° 29' 39"W	177.57
C11	77.39	525.00	8.45	S21° 04' 48"W	77.32
C12	137.87	156.87	50.36	N37° 39' 01"W	133.48
C13	150.78	375.00	23.04	N25° 58' 04"E	149.76

ACCESS EASEMENT CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	164.83	400.00	23.61	S26° 15' 15"W	163.67
C3	115.91	165.00	40.25	S7° 56' 12"W	113.54
C5	13.76	160.00	4.93	S25° 35' 51"W	13.76
C7	24.52	150.00	9.37	S27° 49' 02"W	24.50
C9	37.60	200.00	10.77	N70° 09' 56"W	37.54

TIE LINES

LINE #	LENGTH	BEARING
L1	38.74	S41° 18' 39"E
L2	41.27	N78° 56' 26"E
L3	49.98	S10° 50' 17"W
L4	25.79	S24° 36' 16"W
L5	18.46	S7° 29' 12"W
L6	6.45	S27° 33' 40"E
L7	31.36	S10° 48' 22"W
L8	13.67	S74° 45' 42"W
L9	14.84	N54° 27' 17"W
L10	6.08	N67° 35' 46"W
L11	21.24	S0° 47' 51"W
L12	18.69	S40° 52' 29"W

BUILDING NOTE:
THE ROTATION AND DIRECTION OF EACH
BUILDING MAY VARY DEPENDING UPON ITS
PLACEMENT WITHIN THE CONDO PLAT

0' 5' 10' 20' 30'
Scale in Feet
1" = 10'

DEVELOPER:

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____

AT _____. IN BOOK _____. OF OFFICIAL

RECORDS, PAGE _____. RECORDED

FOR _____

COUNTY RECORDER

BY: _____



LAYTON SURVEYS LLC

SHEET 3 OF 5

WOHALI PHASE 2C CONDOMINIUM PLAT

A UTAH CONDOMINIUM PROJECT

LOCATED IN SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST,

SALT LAKE BASE AND MERIDIAN

COALVILLE, SUMMIT COUNTY, UTAH

MAY 2022



0' 15' 30' 60' 90'
Scale in Feet
1" = 30'

12

7

13

18

17

16

15

14

13

12

NW COR SEC 18,
T2S, R5E, SLB&M
FOUND STONE
SECTION LINE
N89°11'21"E 786.91'

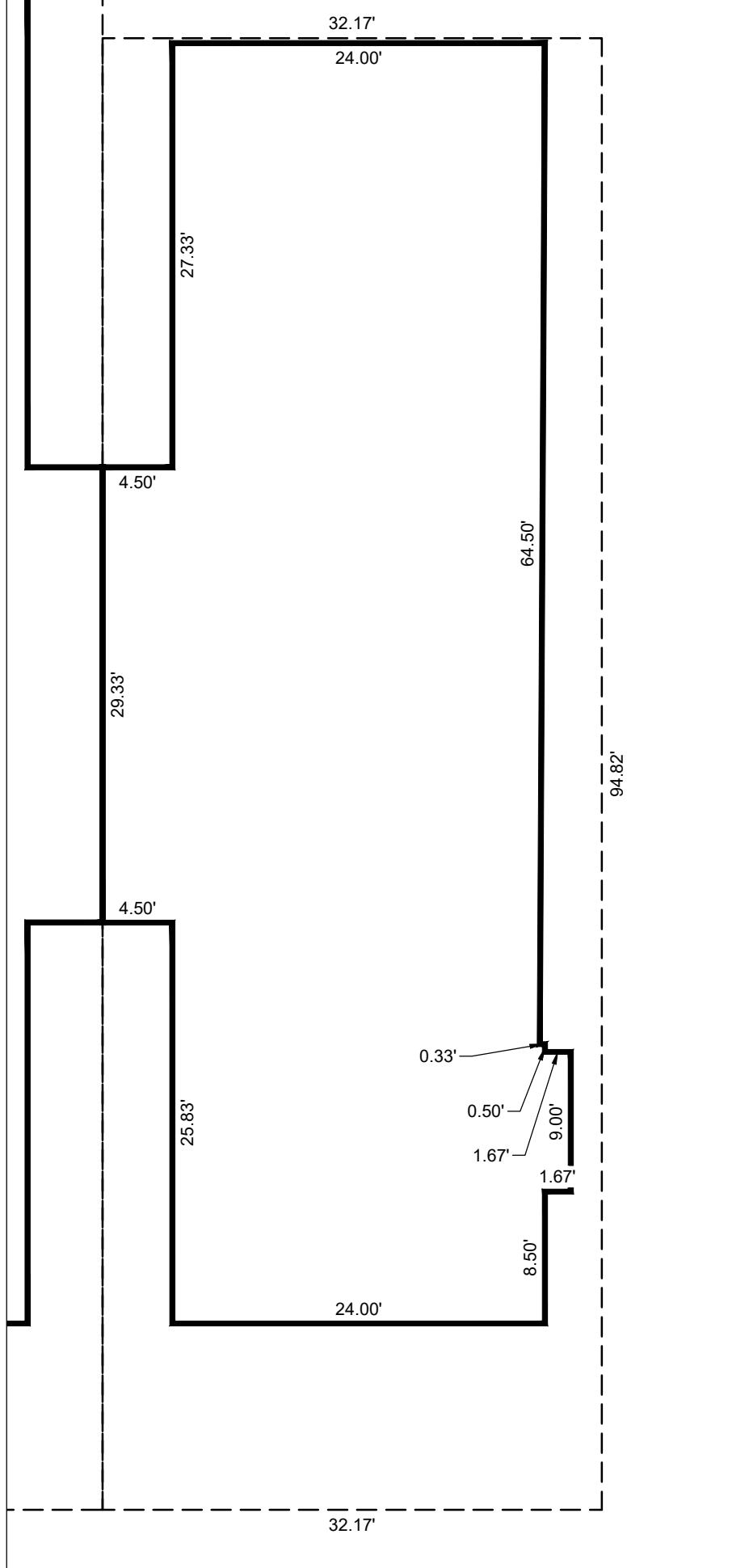
N89°00'00"E 1797.08'

WOHALI PHASE 2C CONDOMINIUM PLAT

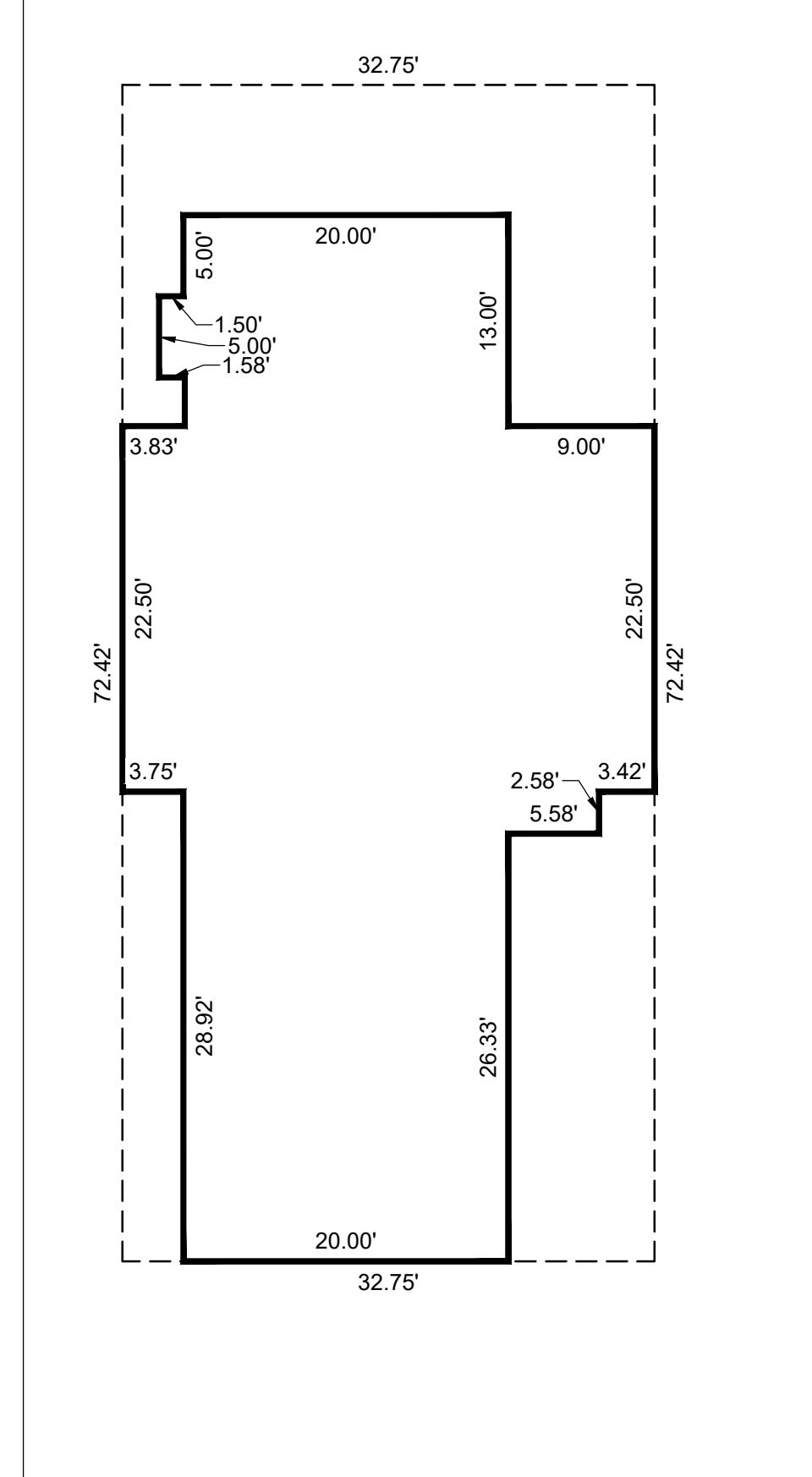
A UTAH CONDOMINIUM PROJECT

LOCATED IN SECTION 18, TOWNSHIP 2 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
COALVILLE, SUMMIT COUNTY, UTAH
MAY 2022

CONDO DIMENSIONS "STONEHAVEN STANDARD"
4279.67 SQUARE FEET

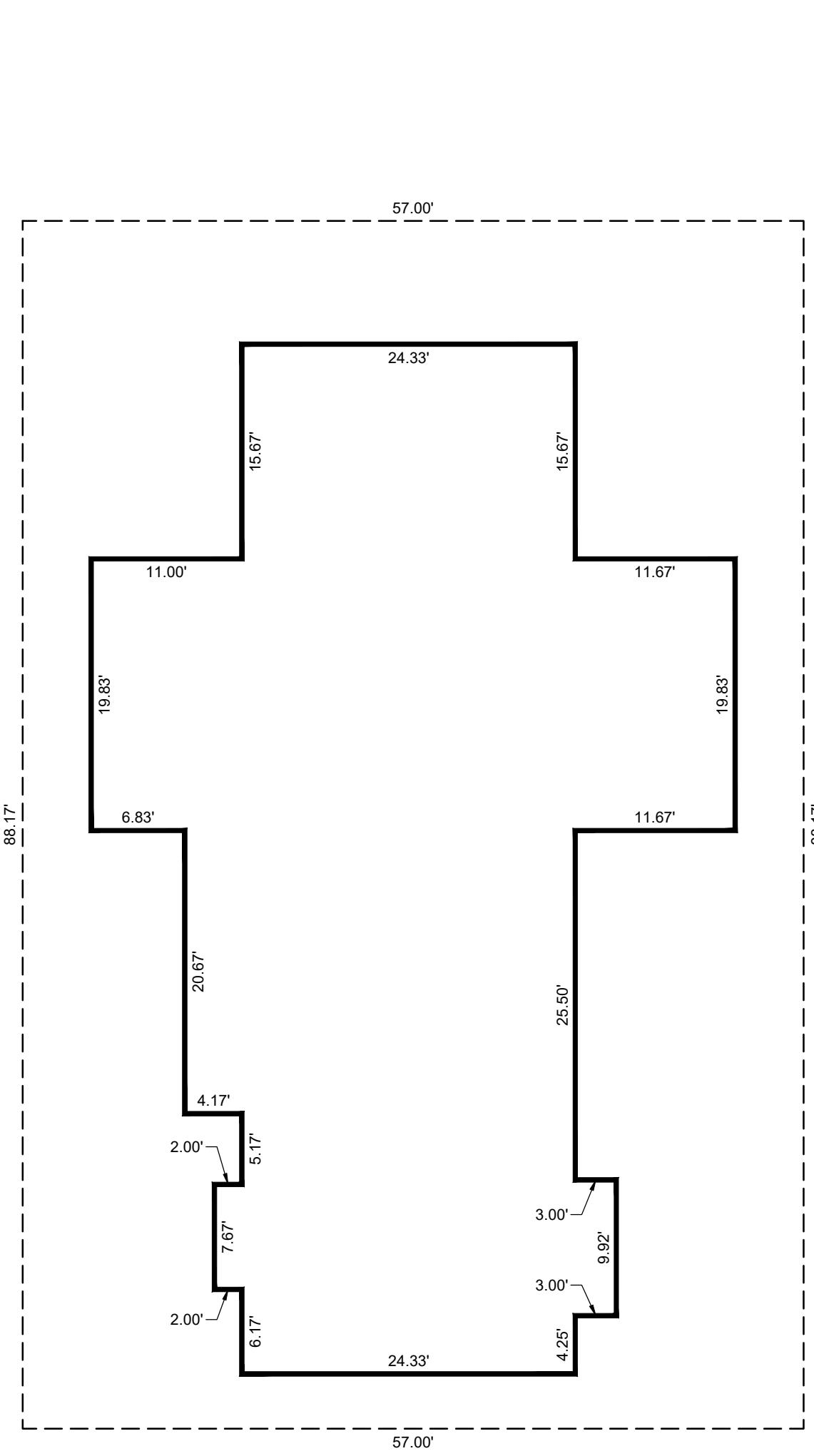


CONDO DIMENSIONS "CORBETT STANDARD"
2449.99 SQUARE FEET



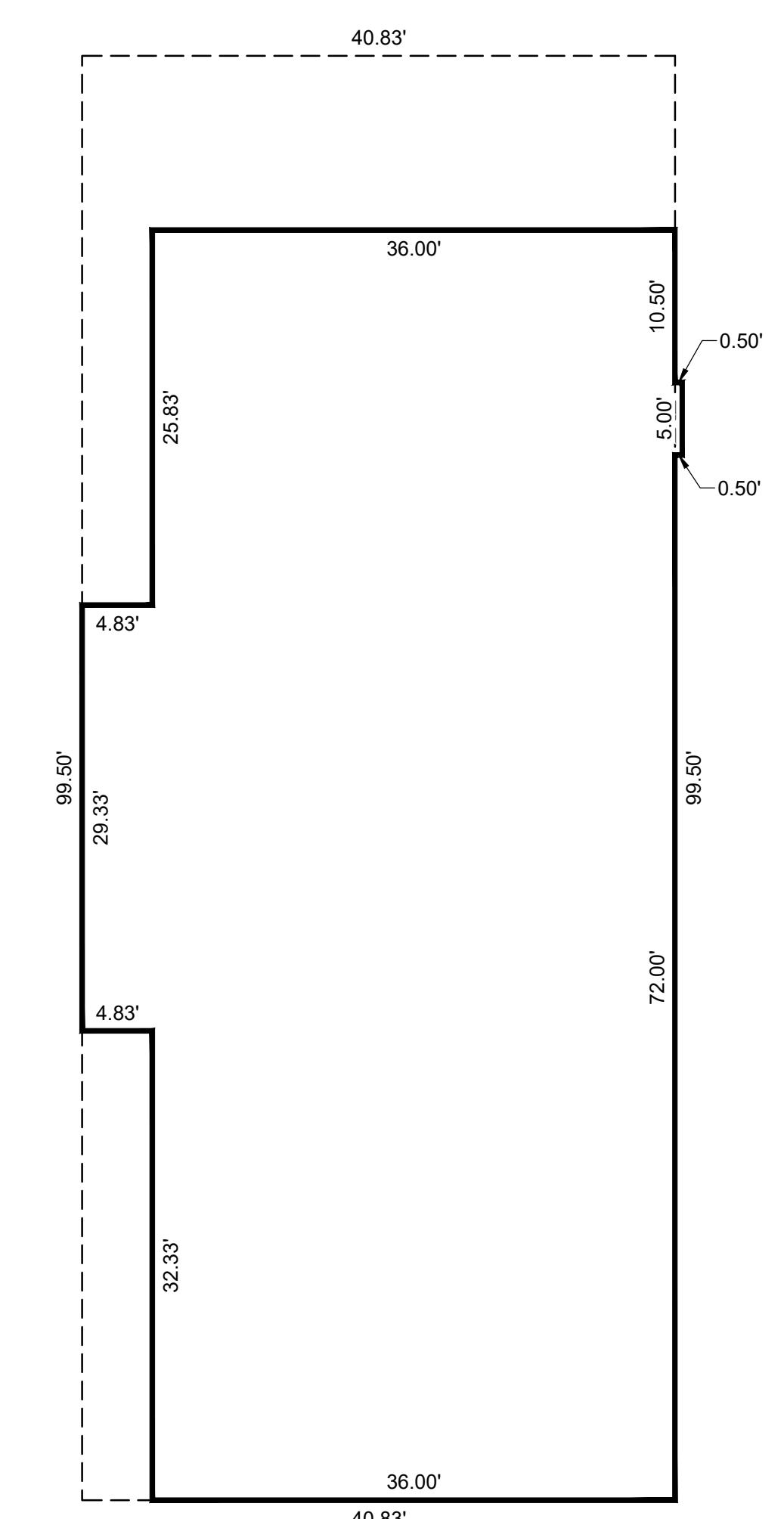
USED BY: UNITS 42 & 43

CONDO DIMENSIONS "CORBETT CORNER"
3442.95 SQUARE FEET



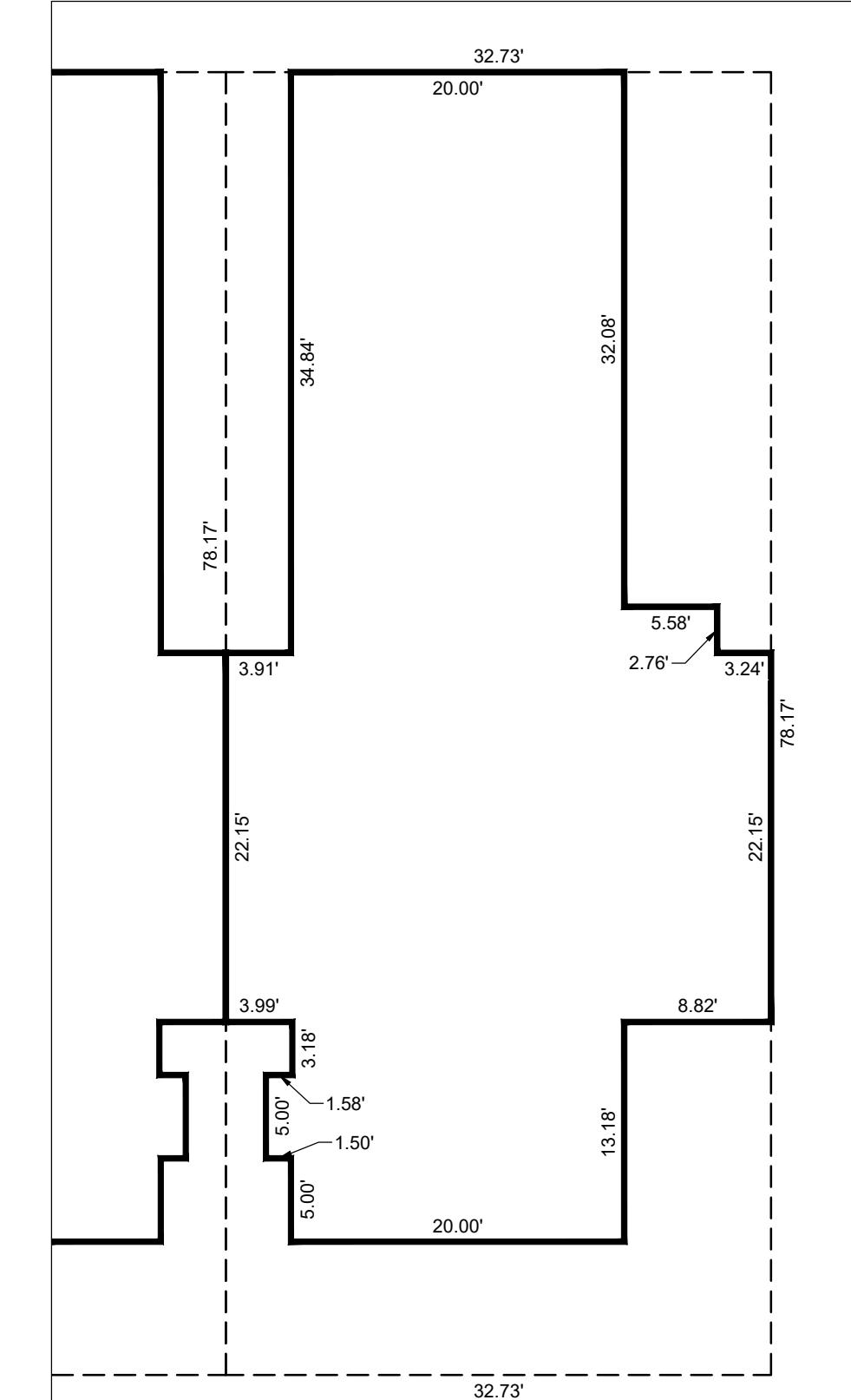
USED BY: UNIT 46

CONDO DIMENSIONS "STONEHAVEN WIDE"
6402.07 SQUARE FEET



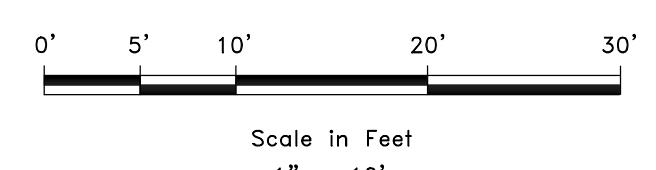
USED BY: UNITS 38, 39, & 41

CONDO DIMENSIONS "CORBETT LONG"
2622.08 SQUARE FEET



USED BY: UNITS 44 & 45

BUILDING NOTE:
THE ROTATION AND DIRECTION OF EACH
BUILDING MAY VARY DEPENDING UPON ITS
PLACEMENT WITHIN THE CONDO PLAT



DEVELOPER:

COUNTY RECORDER	
ENTRY NO. _____	FEES PAID _____
FILED FOR AND RECORDED _____	
AT _____	IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____	RECORDED
FOR _____	
COUNTY RECORDER	
BY: _____	

Layton Surveys LLC



LAYTON SURVEYS LLC

SHEET 3 OF 5