MILITARY INSTALLATION DEVELOPMENT AUTHORITY
Board Meeting
April 4, 2023

STAFF REPORT

Agenda Item: #3
Prepared By: Robert Donigan, MIDA Planner
Reviewed By: Richard Catten, DRC Counsel

Project: McHenry Estates Subdivision Plat

Location: The McHenry Estates Subdivision Plat is located within the approved Mayflower Master Development Plan (MDP), west of U.S. Highway 40 at exit 8, located just north and west of the existing Mayflower Village development and just south of the Velvaere development, in the northwest section of Wasatch County.

Applicant: Ex Utah Development LLC

Representative: Erik Anderson, Ex Utah Development LLC

Recommendation: Staff recommends the MIDA DRC recommend to the MIDA Board approval of the McHenry Estates Subdivision Plat per the Conditions of Approval as presented in this staff report.

Background:
Per Chapter 2, Sections 2.02(A) and 2.02(F) of the Development Standards and Guidelines, MIDA requires Subdivision Plat approval before any Construction on any property within the MIDA Control Area. To meet this requirement for the construction of the McHenry Estates Subdivision, the Applicant (Extell) originally submitted the draft McHenry Estates Subdivision Plat submittal to MIDA on February 2, 2023 for initial review with the official plat being submitted for review on February 21, 2023. Staff has reviewed the submitted plat and associated information and have reviewed comments with the Applicant.

Project Description:
The McHenry Estates Subdivision Plat proposes amending Lots 16A, 16B, and 16D of the MIDA Master Development Plat (amended 2022) within the boundaries of the Mayflower Master Development Plan. The subdivision proposes 30 single family residential lots (Lots 1-30) and 4 other parcels (A-D) designated as open space and recreational easements. These parcels provide for recreational trail and ski connections, and utility and emergency access as well. The subdivision will be accessed on Blue

Ledge Drive which connects north to the Overlook Estates subdivision and south to the Galena Three subdivision. The infrastructure plans for this subdivision have previously been submitted, reviewed, and approved.

Analysis:

- Generally, the plat submittal includes everything that is required in the Development Standards and Guidelines with minor exceptions.
- The proposed lots and density are well within the approved ERUs from the approved MDP.
- There is a shared access easement that accesses four residential lots (lots 18-21). MIDA Development Standards and Guidelines limit the number of lots accessed by one shared driveway to three. The Applicant is requesting a waiver of this standard per 2.11.B – Requests for Waiver, which states: "the DRC and/or MIDA Board may waive compliance with any specific requirements set forth in these Standards."
- As the infrastructure plans were submitted and approved prior to the subdivision plat, there are minor discrepancies between some lot lines, building envelopes, etc. These differences do not impact the installation of the infrastructure and will be corrected/updated as part of as-built infrastructure plans.
- Outstanding items that still need to be resolved or addressed include:
    - Individual addresses for the lots have not been provided. It is understood these will be assigned just before the recording of the Plat.

RECOMMENDED ACTION:

Staff recommends the MIDA DRC recommend to the MIDA Board approval of the McHenry Estates Subdivision Plat based on the following conditions of approval:

1. Per requirements of the Development Standards and Guidelines provide:
    a. Addresses
2. A waiver is granted allowing that a single shared driveway may access up to four residential lots as shown on the plat.
3. A dedication to the MIDA Mountain Village PID for the bridge connecting Galena Three to McHenry Estates must be approved by MIDA and recorded prior to recording the McHenry Estates Plat.

The following two conditions were added after approval by the MIDA DRC

4. The plat notes be updated to include the following: "Each single family lot on this plat (MC-01 through MC-29) is limited to a maximum of 0.10 acres of irrigated area. Lot MC-30 on this plat is limited to a maximum of 0.15 acres of irrigation land. The Jordanelle Special Service District, or any successor water provider, will be entitled to enforce this restriction."
5. The roadway Right-of-Way language on the plat be changed from "30' Wide Public Road Right-of-Way & 51' Wide Public Utility Easement" to "51' Wide Public Road Right-of-Way & 51' Public Utility Easement."

MCHENRY ESTATES SUBDIVISION PLAT

MCHENRY ESTATES

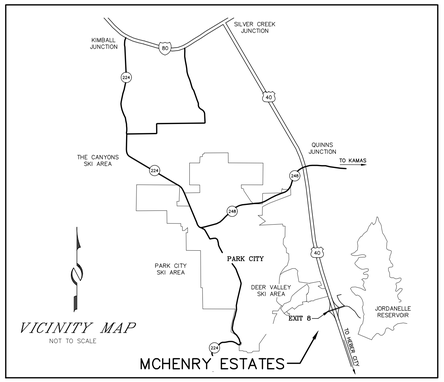
AMENDING LOTS 16A, 16B & 16D

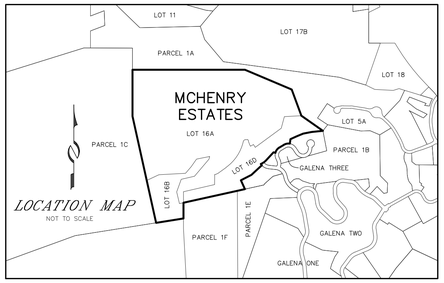
OF THE MIDA MASTER DEVELOPMENT PLAT AMENDED 2022

LOCATED IN THE NORTHWEST QUARTER OF SECTION 25 & THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN MIDA JURISDICTION, WASATCH COUNTY, UTAH

OVERALL BOUNDARY LEGAL DESCRIPTION

ALL OF LOT 16A, LOT 16B & LOT 16D AS SHOWN ON THE MIDA MASTER DEVELOPMENT PLAT AMENDED 2022 recorded July 27, 2022 as Entry No. 522596 on file and of record in the office of the Wasatch County Recorder.





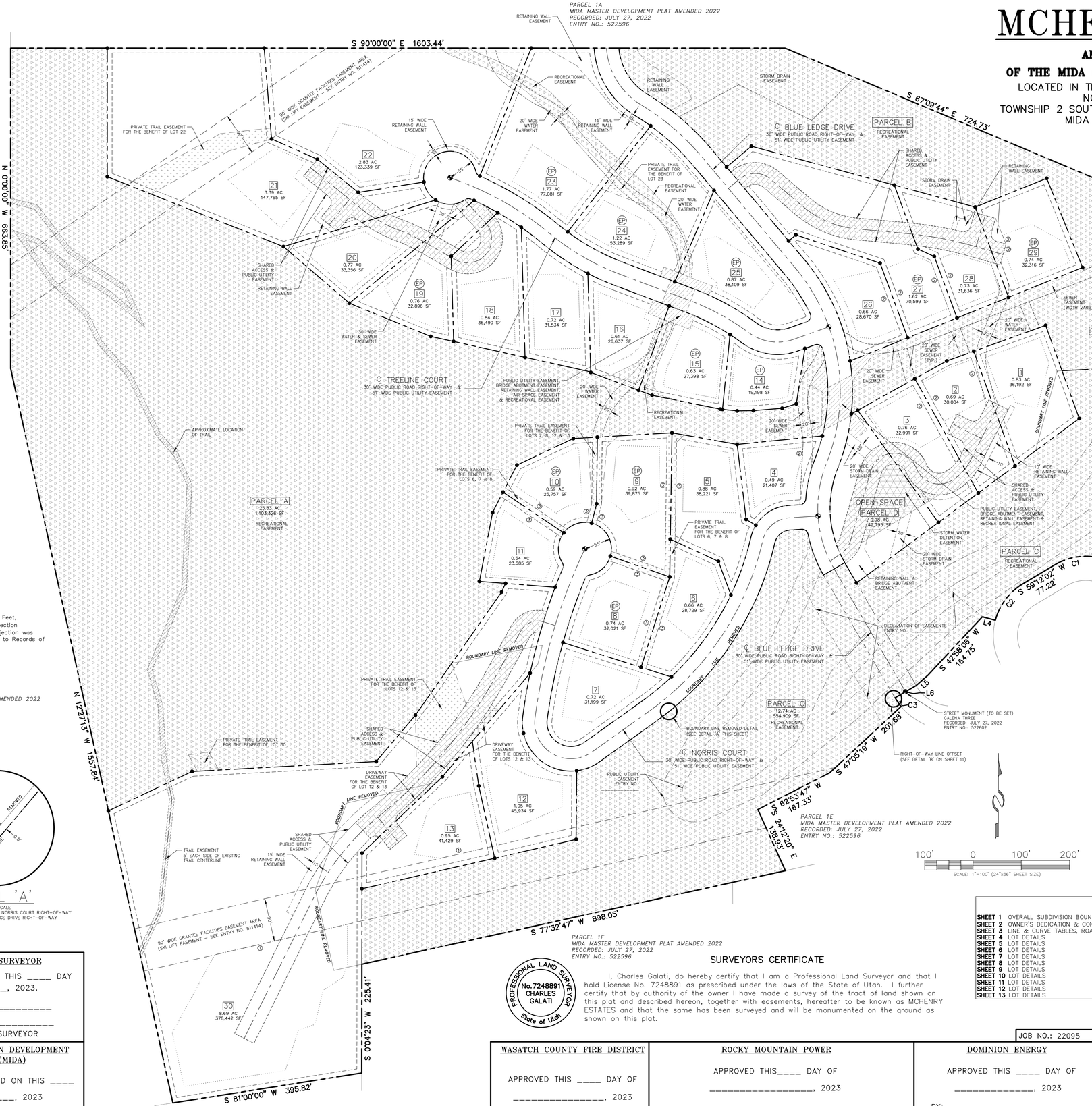
MAYFLOWER LDP COORDINATE SYSTEM PROJECTION PARAMETERS

PROJECTION	= TRANSVERSE MERCATOR
DATUM	= NAD83(2011)
REALIZATION/EPOCH	= 2010.0000
FALSE NORTHING	= 200,000.0000
FALSE EASTING	= 50,000.0000
ORIGIN LATITUDE	= 40°37'30.0000" N
SCALE REDUCTION	= 1.000317000
CENTRAL MERIDIAN	= 111°27'30.0000" W
PROJECT ELEVATION	= 6,700.00 (NAVD88)
ZONE UNIT (N/E/U)	= U.S. SURVEY FOOT

SURVEYOR NOTES

All Bearings and Distances recited in Line Tables, or annotated hereon, are expressed in U.S. Survey Feet, projected to an NAVD Height of ~6700 feet, and defined by the NAD83(2011) Epoch 2010.0000 Projection Parameters (aka Mayflower LDP Coordinate System Projection) detailed on Sheet 1 hereon. This projection was specifically designed to minimize both convergency and scale variation within the Project Area. Refer to Records of Survey Nos. 2647, 3058 and 3759 in the Wasatch County Surveyor's office.

PARCEL 1C
MIDA MASTER DEVELOPMENT PLAT AMENDED 2022
RECORDED: JULY 27, 2022
ENTRY NO.: 522596



LEGEND

- Set rebar & cap stamped "ALLTERRA UTAH"
- Found Section monument (As-Noted)
- Street Monument
- LOTS THAT MAY REQUIRE AN EJECTOR PUMP (EP)
- LOT NUMBER TYP.) (XX)
- RECREATIONAL EASEMENT
- ROADWAY EASEMENT
- DRIVEWAY EASEMENT
- SHARED ACCESS & UTILITIES EASEMENT
- STORM WATER DETENTION EASEMENT
- PUBLIC UTILITY EASEMENT, BRIDGE ABUTMENT EASEMENT, RETAINING WALL EASEMENT, AIR SPACE EASEMENT, ROADWAY EASEMENT & RECREATIONAL EASEMENT
- PRIVATE TRAIL EASEMENT
- TRAIL EASEMENT (Trail may vary from exact location shown for terrain and other field adjustments)

LINE TYPE LEGEND

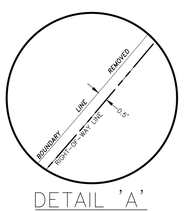
- BASIS OF BEARING
- BUILDING ENVELOPE
- EASEMENT (AS-NOTED)
- PROPERTY LINE-OVERALL
- LOT LINE
- TIE LINE
- RECREATIONAL EASEMENT
- CENTERLINE ROAD

LINE NOTES

① BUILDING ENVELOPE LINE IS COINCIDENT WITH GRANTEE FACILITIES EASEMENT AREA LINE

② BUILDING ENVELOPE LINE IS COINCIDENT WITH PUBLIC UTILITY EASEMENT LINE

③ PUBLIC UTILITY EASEMENT IS COINCIDENT WITH PRIVATE TRAIL EASEMENT



DETAIL 'A'
NOT TO SCALE
THIS OCCURS ALONG A PORTION OF NORRIS COURT RIGHT-OF-WAY AND A PORTION OF BLUE LEDGE DRIVE RIGHT-OF-WAY

SHEET INDEX

SHEET 1 OVERALL SUBDIVISION BOUNDARY, SIGNATURE BOXES, VICINITY MAP, LOCATION MAP & SURVEYOR'S NOTE
SHEET 2 OWNER'S DEDICATION & CONSENT TO RECORD, ACKNOWLEDGEMENT'S & PLAT NOTES
SHEET 3 LINE & CURVE TABLES, ROAD SECTION, SHEET MAP, LOT TABLES
SHEET 4 LOT DETAILS
SHEET 5 LOT DETAILS
SHEET 6 LOT DETAILS
SHEET 7 LOT DETAILS
SHEET 8 LOT DETAILS
SHEET 9 LOT DETAILS
SHEET 10 LOT DETAILS
SHEET 11 LOT DETAILS
SHEET 12 LOT DETAILS
SHEET 13 LOT DETAILS

SURVEYORS CERTIFICATE

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 7248891 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner I have made a survey of the tract of land shown on this plat and described hereon, together with easements, hereafter to be known as MCHENRY ESTATES and that the same has been surveyed and will be monumented on the ground as shown on this plat.

PROFESSIONAL LAND SURVEYOR No.7248891 CHARLES GALATI State of Utah

2/21/23

SHEET 1 OF 13

JOB NO.: 22095 FILE: E:\extell\plat sub\mchenry-overlook\22095-mchenry estates.dwg

MIDA MOUNTAIN VILLAGE PUBLIC INFRASTRUCTURE DISTRICT

APPROVED THIS _____ DAY OF _____, 2023

_____
EXECUTIVE DIRECTOR

JORDANELLE SPECIAL SERVICE DISTRICT AND SPECIAL IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____, 2023

_____
GENERAL MANAGER

MIDA ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____, 2023.

_____
MIDA ATTORNEY

WASATCH COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS _____ DAY OF _____, 2023.

RECORD OF SURVEY #_____

_____
WASATCH COUNTY SURVEYOR

PROFESSIONAL LAND SURVEYING AND CONSULTING

ALLTERRA UTAH, LLC

435-640-4200

463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

MILITARY INSTALLATION DEVELOPMENT AUTHORITY (MIDA)

APPROVED AND ACCEPTED ON THIS _____ DAY OF _____, 2023

_____
MRF PROJECT AREA MANAGER

WASATCH COUNTY FIRE DISTRICT

APPROVED THIS _____ DAY OF _____, 2023

_____
FIRE CHIEF

ROCKY MOUNTAIN POWER

APPROVED THIS_____ DAY OF _____, 2023

_____
BY ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP
AUTHORIZED AGENT

DOMINION ENERGY

APPROVED THIS _____ DAY OF _____, 2023

BY: _____

TITLE: _____

RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED

AT THE REQUEST OF _____

_____ FEE _____ WASATCH COUNTY RECORDER _____ BOOK _____ PAGE

TIME _____ DATE _____ ENTRY NO. _____

PLAT NOTES:

1. **Flood Zone Classification:** The site is in Zone X, area outside the 0.2% annual chance floodplain, per FEMA panel 49051C0125E, effective March 15, 2012.

2. **Property Corner Monuments:** Property corner monuments will be set upon completion of infrastructure improvements.

3. **Consistency with Project Declaration and Development Guidelines:** This plat of subdivision (i.e. the "McHenry Plat" (this "**Plat**")) is being recorded pursuant to that certain instrument named "Amended and Restated Declaration of Covenants, Conditions Restrictions and Easements for Marcella" recorded in the office of the Wasatch County Recorder on February 28, 2022 as Entry No. 515783 in Book 1399 at Pages 418 through 550 (as such declaration may be modified or amended at any time and from time to time, the "**Project Declaration**"). Terms used on this Plat which are defined in the Project Declaration shall, to the extent permitted by their context, have the meanings ascribed to them in the Project Declaration. The rights and obligations of all persons having or acquiring any interest in the development shown on this Plat (the "**Project**") are governed by the Project Declaration and such persons are referred to the Project Declaration for a description thereof. Without limiting the generality of the foregoing, the Project Declaration describes the status of title and certain reservations and rights in favor of the Declarant (the Owner shown on this Plat) and this Plat is made subject to such status, such reservations and rights, and all other terms and provisions of the Project Declaration. All development within the Project shall be governed by and shall conform to the terms and provisions of the Project Declaration and the Mayflower Residential Design Guidelines for Marcella (the "**Design Guidelines**"), as the same may be promulgated and amended from time to time pursuant to the terms set forth in the Project Declaration.

4. **Consistency with Master Declaration:** The Project is also subject to the terms and conditions of the Master Declaration of Covenants, Conditions, Restrictions and Easements for Mountainside Village and Resort (the "**Master Declaration**"), which Master Declaration is dated August 20, 2020, and was recorded in the Official Records of the Wasatch County Recorder on August 21, 2020, as Entry No. 483149, in Book 1308, at Page 27, as such Master Declaration has been or may be modified or amended at any time and from time to time. Without limiting the generality of the foregoing, under the terms and conditions of such Master Declaration, a Lot Owner in the Project shall also be subject to the applicable requirements of the Master Declaration and shall become personally liable for assessments made in accordance with the terms of such Master Declaration.

5. **Consistency with Development Agreement:** Development within the Project is subject to and shall be consistent with and shall conform to the terms and provisions of that certain Mountainside Resort Master Development Agreement (the "**Master Development Agreement**"), which Master Development Agreement is dated August 19, 2020 and was recorded in the Official Records of the Wasatch County Recorder on August 20, 2020 as Entry No. 483120 in Book 1307 at Page 1743, as such Master Development Agreement has been or may be modified or amended at any time and from time to time.

6. **Improvements:** No improvements may be made to any Lot without the review and approval of the Declarant, or if delegated by the Declarant, the Design Review Committee in accordance with the Project Declaration and the Design Guidelines, which incorporate or include site and landscape requirements, architectural guidelines, as well as construction regulations. The Design Guidelines require the establishment of strict limits of disturbance for any construction activity. The Declarant or Design Review Committee, whichever has design review authority, is referred to as the "**Design Reviewer**."

7. **Building Envelopes:** All Lots shown on this Plat must have a designated "**Building Envelope**." The Building Envelope designates the area within the boundaries of the applicable Lot or Parcel within which all improvements on the Lot or Parcel shall be placed. The Building Envelope is designed to protect and preserve the natural landscape features of the Lot or Parcel and preserve views to and from adjacent home sites. Designated Building Envelopes for the residential Lots are shown on this Plat. Development on any Lot or Parcel must conform to and be improved in accordance with the requirements within the Master Declaration, Project Declaration, Design Guidelines, Site Notebook (as defined within the Project Declaration and Design Guidelines), Master Development Agreement and the MIDA Design Standards and Guidelines. Final Building Envelopes for residential Lots shall not exceed 15,000 square feet, and the building pad shall not exceed 8,500 square feet within the Building Envelope. MC Lot 30 is exempt from the building envelope and building pad requirement. The side yard setback measured from the applicable side of the final Building Envelope shall be a minimum of 10 feet from the property line. All Lots or Parcels requiring a Building Envelope and with respect to which no Building Envelope is shown on this Plat require a MIDA approved site plan or plat amendment designating the applicable Building Envelope, which site plan or plat amendment shall be approved prior to submission of an application for any building or other construction related permit pertaining to the Lot or Parcel, including, without limitation, permits required from either MIDA or Wasatch County, as applicable.

8. **Shared Access:** Shared Access Easements as shown on this Plat are for the purposes of providing ingress and egress to the owners of the Lots served by such easements (and their respective guests, and invitees) on a non-exclusive basis. Parking on any Shared Access is prohibited at all times. Design of a "Shared Access" shall meet all requirements of the applicable MIDA Design Standards and Guidelines as well as the applicable Fire Code, and shall be reviewed and approved by the Wasatch County Fire District ("**WCFD**"). No use may be made of any such Shared Access that would preclude or unreasonably restrict access to any Lots served by such Shared Access. The respective obligations of the applicable Lot owners to construct, maintain, repair and replace the Shared Access shall be set forth in a declaration, agreement or other writings recorded against the applicable Lots served by such Shared Access. Utility providers shall have the right to install, maintain and operate underground utilities and minor required surface facilities within any Shared Access Easement as necessary or desirable in providing utility services including the right of access to such facilities and the right to require removal of any obstructions including structures, trees, and vegetation that may have been placed within the Shared Access Easement.

9. **Driveway Easement:** Driveway Easements as shown on this Plat are for the purposes of providing ingress and egress to the owners of the Lot or served by such easements (and their respective guests, and invitees), on a non-exclusive basis. Design of a "Driveway" shall meet all requirements of the applicable MIDA Design Standards and Guidelines as well as the applicable Fire Code. Parking on any portion of a Driveway that is not located on the Lot served by such Driveway is prohibited at all times. No use may be made of any such Driveway that would preclude or unreasonably restrict access to any Lot served by such Driveway. The obligation to construct, maintain, repair and replace the Driveway serving a Lot shall be the sole responsibility of the Owner of the Lot served thereby. The maximum grade for a Driveway shall be 14%, and locations that exceed 12% shall be heated. Maximum final driveway grade shall be set forth in the Site Notebook and the driveway must be installed as described in the Site Notebook at the Lot owners' sole cost and expense. All driveways cut and fill slopes shall not extend beyond the boundary of the recorded easement or otherwise negatively impact other Lots. Utility providers shall have the right to install, maintain and operate underground utilities and minor required surface facilities within any Driveway Easement as necessary or desirable in providing utility services, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees, and vegetation that may have been placed within the Driveway Easement.

10. **Lot Coverage and Floor Area:** The minimum and maximum floor area permitted on each Lot as well as Lot coverage and Building coverage are governed by the size of the Lot and the Site Notebook for such Lot, as defined in the Project Declaration and Design Guidelines.

11. **Building Height:** The maximum height of any structure constructed upon a Lot is governed by the Design Guidelines and Site Notebook for each Single-Family Residential Lot. A copy of the approval letter from the Design Reviewer for each Lot, which will include a designation of the maximum building height for such Lot, shall be included with each building permit application.

12. **Lot Combination:** The combination of two adjacent Lots into a single Lot may be permitted in certain areas as determined by the Declarant, in the exercise of the Declarant's sole discretion and pursuant to the Project Declaration, the Design Guidelines and the MIDA Design Standards and Guidelines.

13. **Landscaping:** The Design Guidelines contain specific requirements regarding the amount and nature of landscaping and irrigation that may be permitted or required on each Lot. All landscape plans and any modifications thereto must be approved by the Design Reviewer.

14. **Construction Mitigation Plan:** All construction activity upon a Lot must comply with a Construction Mitigation Plan prepared in accordance with the requirements of the Design Guidelines and approved by the Design Reviewer.

15. **Ski Related Easements:** The Master Developer, Declarant or one or more of their respective affiliates, pursuant to the Project Declaration and/or that certain Easement Agreement recorded in the office of the Wasatch County Recorder as Entry No. 511414 (the "**Recreation Easement**"), have established easements for year-round public ski trail access on, over and across those areas labeled "Recreational Easement Area" and shown on this Plat. Said easements are for the use, benefit, and enjoyment of the public as provided in the Recreation Easement. In addition, pursuant to the Project Declaration and/or the Recreation Easement, certain easements are established for public ski lift access on, over and across those areas labeled "Grantee Facilities Easement Area" and shown on this Plat. Said easements are for the use, benefit, and enjoyment of the operator of the ski lifts and their guests and invitees as provided in the Recreation Easement for the construction, operation, and maintenance of ski equipment as described in the Recreation Easement. Construction within any portion of a Building Envelope that overlaps a Recreational Easement Area or Grantee Facilities Easement Area as shown on this Plat shall require specific Design Reviewer approval. Such construction may also require special engineering and construction techniques if any improvements are planned within the Recreational Easement Area or Grantee Facilities Easement Area and shall be reviewed and approved by the Design Reviewer, Declarant and Ski Operator (the entity operating the ski lands at the time of the request). In addition, Owners of Lots are hereby advised that the Recreation Easement includes the following provision and that construction within the designated areas on any such Owner's Lot must, if allowed at all, be undertaken in strict compliance with such provision: "No building or other above ground improvements shall be constructed by Grantor or its successors or assigns within the Recreational Easement Area or within twenty feet (20') from any Grantee Facility, and no disturbance of any building site shall occur within twenty feet (20') from the edge of any ski run or the edge of any Grantee Facilities Easement, except as may be approved in writing by Grantee, which approval may be withheld in Grantee's sole and absolute discretion."

16. **Private Trail Easements:** The Master Developer, Declarant or one or more of their respective affiliates, pursuant to the Project Declaration or another instrument of record, may reserve or grant non-exclusive easements for private ski trail access to specific Lots on, over and across those areas labeled "Private Trail Easement" and shown on this Plat. Said non-exclusive easements are for the use, benefit, and enjoyment of the designated Lot owners and/or members of the Association as provided in the Project Declaration and these easements are noted on this Plat.

17. **Right of Access:** The location of the roads intended to provide a legal right of access to and from the Project to other publicly dedicated streets are defined on this Plat and are collectively referred to as the "Marcella Roads". The legal descriptions of the Marcella Roads may be modified by a subsequently recorded plat or instrument reflecting approval of MIDA and providing an alternative or modified road location. Any such plat or instrument shall not be deemed an amendment to this Plat and shall not require the consent of existing Lot owners or mortgage holders. The Marcella Roads are public, and access thereon may be regulated, in the discretion of the MIDA Mountain Village PID, but not restricted. Apart from assessments collected from the MIDA Mountain Village PID, public access to the Marcella Roads is anticipated to be without charge. It is also anticipated that the Marcella Roads will be signed for "No Parking" due to snow removal requirements and other safety practices.

18. **Slope Easements:** Declarant hereby reserves permanent easements across the portions of Lots along roadways and outside of the reserved road corridor for the finishing of cut and fill slopes required to complete the applicable roads in accordance with the plans and specifications therefore approved by MIDA. Access to Lots on this Plat may be affected by cut and fill slopes required by such roads. In certain instances, special engineering and construction techniques may be required for driveways across such cut and fill slopes. Declarant reserves permanent easements across the portions of the Lots along ski related easements and private trail easements for the finishing of cut and fill slopes required to complete the ski runs and trails. Access to Lots on this Plat may be affected by cut and fill slopes required by the ski runs and trails.

19. **Snow Storage Easements**: A 10.5-foot snow storage easement is hereby created along each Mountain Road, beginning at the edge of the applicable right-of-way line and extending away from the road a distance of 10.5 feet. No persons shall cause snow to be removed from a Lot or other private property and placed into the Mountain Roads. Each Lot owner shall designate a private snow storage area within their Lot to accommodate snow removed from plowed surfaces within their Lot.

20. **Declarant Rights:** Subject to applicable State law and the MIDA Design Standards and Guidelines, the Project is subject to any special rights granted to the Declarant as described in the Project Declaration, and Declarant shall have the right to exercise any applicable Declarant rights provided for in the Project Declaration, including, without limitation, the right to reserve and grant certain easements, adjust parcel boundary lines, amend Building Envelopes, reduce or relocate improvements within the Project, add additional recreational and service facilities and make such other development decisions and changes as Declarant shall determine in its sole and exclusive discretion.

21. **Notice of Disclosures Regarding Potential Conditions in Ski Resort Areas:** Declarant hereby notifies the buyers of Lots that they are buying property in a ski resort area (the "**Ski Resort**"). Certain areas within the Ski Resort (including, without limitation, those areas designated as Recreational Easement Areas and Grantee Facilities Easement Areas (collectively, the "**Ski Terrain**")) are subject to snow making, grooming and overall operation and management by the operator of the Ski Resort as determined by such operator. Owners of Lots within the Project further are advised that the operator of the Ski Resort periodically engages in avalanche control procedures for the health and safety of all those who utilize the Ski Terrain. Such control procedures may involve the use of explosive charges. Owners are further advised that the Ski Resort operations such as snowmaking, snow grooming, resort maintenance, and lift operations may be heard and seen from the Lots and homes within the Project 24 hours a day 7 days a week.

22. **Utility Easements:** All Lots within this Plat are subject to a 10-foot wide non-exclusive Public Utility Easement ("**P.U.E.**") along the front, sides, and rear of all Lots and as shown on the face of this Plat. At no time may any permanent structures be placed within the P.U.E. or any other obstruction which interferes with the use of the P.U.E. without the prior written approval of the utility providers with facilities in the applicable easements. Utility providers shall have the right to install, maintain and operate underground utilities and minor required surface facilities within any P.U.E. 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 have been placed within the P.U.E. The utility may require the Lot owner to remove all structures and/or obstructions within the P.U.E. at the Lot owner's expense, or the utility may remove such structures at the Lot owner's expense. Declarant retains the right to grant additional utility easements within the Project.

23. **General Public Utility Easement Designations:** Pursuant to Utah Code Ann. § 54-3-27, this Plat conveys to the owner(s) or operators of utility facilities a public utility easement within the designated public utility easement areas along with all the rights and duties described therein.

24. **Rocky Mountain Power Easements:** Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the P.U.E. as described in this Plat and approves this Plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the P.U.E. but does not warrant their 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 Power has under:
(1) a recorded easement or right-of way
(2) the law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities or
(4) any other provision of law.

25. **Service Providers:** At the date of recordation, the Project is served by the Jordanelle Special Service District ("**JSSD**"), Wasatch County Fire District ("**WCFD**"), and Wasatch County Solid Waste Disposal District ("**WCSWDD**"). All Lots are subject to assessments and fees levied by the foregoing districts. All Owners of Lots within this Plat agree to abide by all the Rules, Regulations, and other Construction related Standards and Specifications of the specified Districts.

26. **Jordanelle Special Service District Facilities:**
   a. Water and Sewer infrastructure will be owned and operated by JSSD. Water and Sewer infrastructure will be located within P.U.E. At no time may any permanent structures be placed within the P.U.E. or any other obstruction which interferes with the use of the P.U.E. without prior written approval of JSSD.
   b. Sewer mainline and manholes are included in the JSSD owned Water and Sewer infrastructure. Water mainline valves and fire hydrants are included in the JSSD owned Water and Sewer infrastructure. Sewer service laterals and water services laterals after the water meters are not the responsibility of JSSD.
   c. Lot Owners recognize that the JSSD's service area spans a large mountainous area with extreme vertical relief resulting in numerous pressure regulation facilities. As such, the owners recognize that fluctuations in water pressure may pose a risk to properties served by said system. Owners agree to install and be responsible for the proper operation of any necessary pressure regulation and backflow devices to protect any plumbing facilities and fire sprinkling systems.
   d. JSSD shall be required to maintain the sanitary sewer collector and pressure mains but shall not be required to maintain any private pressure lines or ejector pumps located on individual Lots, which lines and pumps are the responsibility of the individual Lot Owner. Several lots, including, but not limited to, the lots identified with an "EP" symbol on the face of this Plat are likely to require sewer ejector pumps that utilize a series of grinder pumps. These sewer ejector pumps shall be the sole financial responsibility of the Lot Owner(s).
   e. Lots 14, 15, 19, 25, 27, and 29 may require a low-pressure ejector pump for sewer service pending building permit and an "EP" symbol is shown thereon, but may not be necessary.

27. **Additional Land:** The Project shown on this Plat may be expanded to include certain Additional Land as described in the Project Declaration. The rights of the Declarant to add such Additional Land and to designate such land and any structures to be located thereon as Lots or Common Elements are set forth more fully in the Project Declaration. Nothing set forth herein or in the Project Declaration shall obligate the Declarant to add all or any portion of the Additional Land to the Project.

28. **Plat Modifications:** Subject to applicable State law and the MIDA Design Standards and Guidelines, this Plat is subject to change by Declarant as provided in the Project Declaration, with any such change reflected in an amendment to be recorded with the Wasatch County Recorder.

29. **Lot Acreage & Square Footage:** The acreage shown on this Plat is FINAL and the square footage is an estimate.

30. **Access and Utility Easements:** Declarant hereby notifies the buyers of Lots that the roadways and other locations within the Project are subject to various instruments of record creating pedestrian and vehicular ingress and egress easements and utility easements that run to the benefit of properties located outside of the Project, which properties may be developed for a variety of residential, multi-family residential or resort commercial and hospitality uses. Owners of Lots should anticipate the use of the roadways and other areas by the beneficiaries of such easements, including for purposes of construction access, prior to the effective date of their acceptance by and dedication to the MIDA Mountain Village PID.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL PEOPLE BY THESE PRESENTS that BLX LAND LLC, a Delaware limited liability, is the owner of this certain tracts of land known as LOT 16B MIDA MASTER DEVELOPMENT PLAT AMENDED 2022, Tax serial No. OIX-OIX-L16B-A-025-024 and hereby causes the same to be divided into lots and streets together with easements as set forth to be hereafter known as McHenry Estates.

The undersigned owner dedicates the roads to the MIDA Mountain Village Public Infrastructure District ("MIDA PID"), such dedication to become effective when they are constructed and after the roads are accepted by the MIDA PID, and hereby dedicates to any and all public and government utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

In witness whereof, the undersigned set his hand this _____ day of _____, 2023.

_____
BLX LAND LLC, a Delaware limited liability company

By: _____ Its _authorized signer

ACKNOWLEDGEMENT

State of _____)
:ss
County of _____)

On this _____ day of _____, 2023, _____, personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the _authorized signer for BLX LAND LLC, a Delaware limited liability company, and that said document was signed freely and voluntarily by him on behalf of said limited liability company.

_____
Notary Public

_____
Printed Name

Residing in: _____

My commission expires: _____

Commission No._____

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL PEOPLE BY THESE PRESENTS that BLX LEASE 2 LLC, a Delaware limited liability, is the owner of this certain tracts of land known as LOT 16D MIDA MASTER DEVELOPMENT PLAT AMENDED 2022, Tax serial No. OIX-L16D-A-025-024 and hereby causes the same to be divided into lots and streets together with easements as set forth to be hereafter known as McHenry Estates.

The undersigned owner dedicates the roads to the MIDA Mountain Village Public Infrastructure District ("MIDA PID"), such dedication to become effective when they are constructed and after the roads are accepted by the MIDA PID, and hereby dedicates to any and all public and government utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

In witness whereof, the undersigned set his hand this _____ day of _____, 2023.

_____
BLX LEASE 2 LLC, a Delaware limited liability company

By: _____ Its _authorized signer

ACKNOWLEDGEMENT

State of _____)
:ss
County of _____)

On this _____ day of _____, 2023, _____, personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the _authorized signer for BLX LEASE 2 LLC, a Delaware limited liability company, and that said document was signed freely and voluntarily by him on behalf of said limited liability company.

_____
Notary Public

_____
Printed Name

Residing in: _____

My commission expires: _____

Commission No._____

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL PEOPLE BY THESE PRESENTS that RS21 MAYFLOWER LLC, a Delaware limited liability, is the owner of this certain tracts of land known as LOT 16A MIDA MASTER DEVELOPMENT PLAT AMENDED 2022, Tax serial No. OIX-L16A-A-025-024 and hereby causes the same to be divided into lots and streets together with easements as set forth to be hereafter known as McHenry Estates.

The undersigned owner dedicates the roads to the MIDA Mountain Village Public Infrastructure District ("MIDA PID"), such dedication to become effective when they are constructed and after the roads are accepted by the MIDA PID, and hereby dedicates to any and all public and government utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

In witness whereof, the undersigned set his hand this _____ day of _____, 2023.

_____
RS21 MAYFLOWER LLC, a Delaware limited liability company

By: _____ Its _authorized signer

ACKNOWLEDGEMENT

State of _____)
:ss
County of _____)

On this _____ day of _____, 2023, _____, personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the _authorized signer for RS21 MAYFLOWER LLC, a Delaware limited liability company, and that said document was signed freely and voluntarily by him on behalf of said limited liability company.

_____
Notary Public

_____
Printed Name

Residing in: _____

My commission expires: _____

Commission No._____

PROFESSIONAL LAND SURVEYING AND CONSULTING
ALLTERRA UTAH, LLC
435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

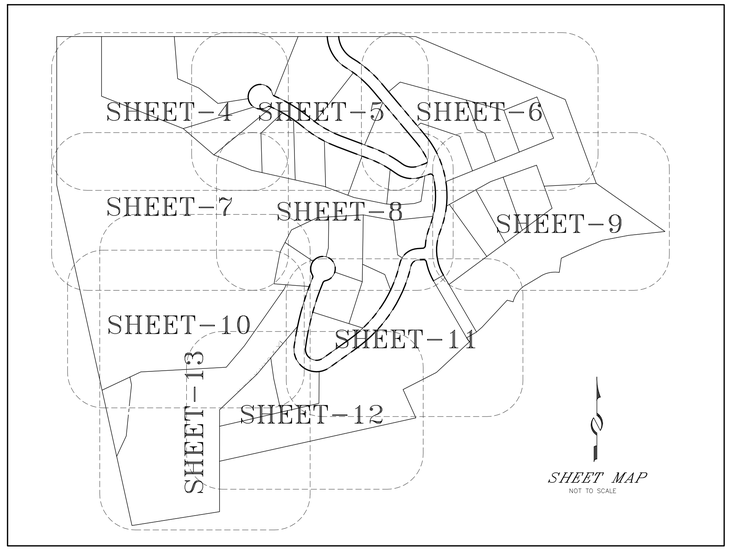
MCHENRY ESTATES

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

____ _____ _____ _____
FEE WASATCH COUNTY RECORDER BOOK PAGE

TIME _____ DATE _____ ENTRY NO. _____

JOB NO.: 22095 FILE: E:\extell\plat sub\mchenry-overlook\22095-mchenry estates.dwg



SHEET MAP
NOT TO SCALE

RIGHT-OF-WAY MONUMENT LOCATION	LATITUDE	LONGITUDE	MAYFLOWER LDP COORDINATE SYSTEM		UTAH STATE PLANE CENTRAL	
			NORTHING	EASTING	NORTHING	EASTING
CENTER BLUE LEDGE DRIVE @ GALENA THREE	N040°37'10.2577"	W111°26'56.4853"	198001.5483	52585.3148	7394406.90	1654568.34
INTERSECTION BLUE LEDGE DRIVE & NORRIS COURT	N040°37'13.8542"	W111°26'58.8346"	198365.6183	52404.0540	7394770.77	1654386.97
INTERSECTION BLUE LEDGE DRIVE & TREELINE COURT	N040°37'17.7252"	W111°26'58.5401"	198757.4999	52426.7292	7395162.53	1654409.45
CENTER CUL-DE-SAC NORRIS COURT	N040°37'13.1816"	W111°27'05.0913"	198297.4842	51921.4215	7394702.43	1653904.52
CENTER CUL-DE-SAC TREELINE COURT	N040°37'20.7740"	W111°27'08.7095"	199066.0755	51642.2690	7395470.65	1653625.10

LOT AREA			BUILDING ENVELOPE AREA		ADDRESS TABLE
LOT NUMBER	ACRE	SQUARE FEET	LOT NUMBER	SQUARE FEET	
1	0.83	36,192	1	12,255	
2	0.69	30,004	2	9,530	
3	0.76	32,991	3	9,580	
4	0.49	21,407	4	9,660	
5	0.88	38,221	5	13,201	
6	0.66	28,729	6	11,141	
7	0.72	31,199	7	13,627	
8	0.74	32,021	8	14,197	
9	0.92	39,875	9	13,359	
10	0.59	25,757	10	11,232	
11	0.54	23,685	11	12,153	
12	1.05	45,934	12	14,671	
13	0.95	41,429	13	13,361	
14	0.44	19,198	14	9,652	
15	0.63	27,398	15	12,875	
16	0.61	26,637	16	11,319	
17	0.72	31,534	17	14,238	
18	0.84	36,490	18	12,967	
19	0.76	32,896	19	11,711	
20	0.77	33,356	20	12,102	
21	3.39	147,765	21	14,911	
22	2.83	123,339	22	13,733	
23	1.77	77,081	23	12,035	
24	1.22	53,289	24	10,458	
25	0.87	38,109	25	11,905	
26	0.66	28,670	26	11,525	
27	1.62	70,599	27	10,944	
28	0.73	31,636	28	8,323	
29	0.74	32,316	29	10,742	
30	8.69	378,442	30	75,686	
PARCEL A	25.33	1,103,326			
PARCEL B	5.82	253,357			
PARCEL C	12.74	554,909			
OPEN SPACE PARCEL D	0.98	42,795			

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 67°18'22" W	104.47'
L2	S 65°30'44" W	94.54'
L3	S 8°08'51" W	64.74'
L4	N 75°07'37" W	27.80'
L5	S 48°48'57" W	33.43'
L6	S 59°49'45" W	50.00'

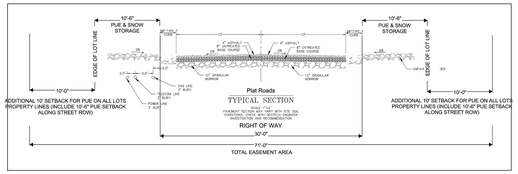
LINE TABLE		
LINE	DIRECTION	LENGTH
L7	N 49°56'07" E	19.48'
L8	N 24°14'55" E	19.55'
L9	S 58°42'18" E	23.35'

LINE TABLE		
LINE	DIRECTION	LENGTH
L11	N 24°58'11" E	10.00'
L12	S 63°01'54" E	10.00'
L13	N 26°49'06" E	10.00'
L14	S 73°49'34" E	10.00'
L15	S 49°56'07" W	4.50'
L16	N 49°56'07" E	4.50'
L17	N 42°23'03" W	27.24'
L18	S 42°23'03" E	72.15'
L19	S 55°15'24" W	15.00'
L20	S 45°46'31" W	21.80'
L21	S 41°47'05" E	15.00'
L22	N 63°44'38" W	15.00'
L23	S 21°54'31" E	5.95'
L24	N 20°37'41" E	11.54'
L25	N 20°37'41" E	11.54'
L26	N 85°11'41" E	25.43'
L27	N 28°39'43" W	22.80'
L28	N 41°26'42" W	15.00'
L29	N 16°45'07" E	20.19'
L30	N 56°56'45" W	20.63'
L31	N 55°24'05" W	45.14'
L32	N 55°24'05" W	45.14'
L33	N 9°25'55" E	11.12'
L34	S 67°55'28" E	42.68'
L35	S 62°59'48" E	24.17'
L36	N 51°00'53" W	14.25'
L37	N 72°55'09" W	25.42'
L38	N 49°44'21" W	18.56'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C4	135.50'	21.96'	9°17'15"	N 34°48'52" W	21.94'
C5	12.50'	17.98'	82°25'05"	N 52°27'39" W	16.47'
C6	34.50'	44.24'	73°27'56"	S 49°35'50" W	41.27'
C7	12.50'	11.87'	54°24'50"	N 4°30'23" W	11.43'
C8	12.50'	12.46'	57°07'47"	S 51°10'41" W	11.95'
C9	12.50'	17.98'	82°25'05"	N 45°07'16" E	16.47'
C10	12.50'	20.95'	96°01'32"	N 61°38'10" W	18.58'
C11	12.50'	12.72'	58°18'43"	S 84°39'24" W	12.18'
C12	12.50'	11.65'	53°22'57"	S 39°47'04" E	11.23'
C13	12.50'	20.95'	96°01'32"	N 22°20'18" E	18.58'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C14	1228.32'	34.73'	1°37'13"	N 21°53'17" E	34.73'
C15	85.00'	35.89'	24°11'24"	S 60°55'42" W	35.62'
C16	549.50'	3.35'	0°20'59"	N 54°17'21" E	3.35'
C17	550.50'	28.22'	2°56'14"	N 67°54'13" W	28.22'
C18	215.50'	8.13'	2°09'41"	N 68°48'25" W	8.13'
C19	85.00'	42.91'	28°55'34"	N 19°01'38" E	42.46'
C20	454.00'	5.36'	0°40'37"	S 50°35'27" E	5.36'
C21	50.00'	32.92'	37°43'19"	N 35°02'05" E	32.33'
C22	27.50'	16.49'	34°21'55"	N 33°21'23" E	16.25'
C23	77.50'	45.12'	33°21'20"	N 43°29'46" E	44.48'
C24	15.50'	24.35'	90°00'00"	N 18°10'54" W	21.92'
C25	15.50'	24.35'	90°00'00"	N 71°49'06" E	21.92'
C26	27.50'	68.49'	142°41'56"	S 87°31'24" W	52.11'
C27	100.00'	58.22'	33°21'20"	N 43°29'46" E	57.40'
C28	122.50'	71.32'	33°21'20"	S 43°29'46" W	70.31'
C29	132.50'	77.14'	33°21'20"	S 43°29'46" W	76.05'
C30	15.50'	23.68'	87°32'08"	S 59°48'31" W	21.44'
C31	15.50'	24.35'	90°00'00"	N 28°57'34" W	21.92'
C32	27.50'	38.58'	80°23'06"	S 89°52'20" E	35.49'
C33	15.50'	25.62'	94°43'05"	S 86°28'50" E	22.80'
C34	15.50'	23.78'	87°54'07"	N 4°49'46" E	21.52'
C35	17.50'	24.00'	78°34'54"	N 68°12'38" E	22.16'
C36	250.00'	41.40'	9°29'20"	N 65°08'36" W	41.36'
C37	300.00'	98.93'	18°53'42"	N 60°26'25" W	98.49'
C38	227.50'	37.68'	9°29'20"	S 65°08'36" E	37.63'
C39	322.50'	95.90'	17°02'16"	S 61°22'08" E	95.55'
C40	15.50'	23.84'	88°08'34"	N 83°04'43" E	21.56'
C41	15.50'	24.35'	90°00'00"	S 5°59'34" E	21.92'
C42	277.50'	91.51'	18°53'42"	N 60°26'25" W	91.10'
C43	272.50'	45.13'	9°29'20"	N 65°08'36" W	45.08'
C44	85.00'	19.69'	13°16'18"	S 61°54'56" E	19.64'
C45	68.00'	53.31'	44°55'10"	S 72°14'35" E	51.96'
C46	88.00'	65.55'	42°40'34"	S 73°24'52" E	64.04'
C47	303.75'	64.64'	12°11'32"	N 78°47'01" E	64.51'
C48	323.75'	89.99'	15°55'33"	N 76°55'45" E	89.70'
C49	70.00'	13.99'	11°27'09"	N 2°39'23" W	13.97'
C50	160.00'	30.43'	10°53'47"	N 31°32'36" E	30.38'
C51	90.00'	17.99'	11°27'09"	N 2°39'23" W	17.96'
C52	60.00'	45.38'	43°20'18"	S 1°23'31" W	44.31'
C53	40.00'	30.26'	43°20'18"	S 1°23'31" W	29.54'
C54	90.00'	58.31'	37°07'23"	S 4°29'59" W	57.30'
C55	110.00'	71.27'	37°07'23"	S 4°29'59" W	70.03'
C56	330.00'	160.91'	27°56'18"	N 34°35'50" E	159.32'
C57	310.00'	151.16'	27°56'18"	N 34°35'50" E	149.67'
C58	320.00'	84.27'	15°05'18"	N 49°24'06" W	84.03'
C59	300.00'	79.00'	15°05'18"	N 49°24'06" W	78.77'
C60	220.00'	37.24'	9°41'55"	N 37°00'29" W	37.20'
C61	200.00'	33.85'	9°41'55"	N 37°00'29" W	33.81'
C62	120.54'	69.09'	32°50'23"	N 48°34'43" W	68.15'
C63	140.54'	80.55'	32°50'23"	N 48°34'43" W	79.45'
C64	220.00'	36.85'	9°35'49"	N 60°12'00" W	36.81'
C65	200.00'	33.50'	9°35'49"	N 60°12'00" W	33.46'
C66	110.07'	94.64'	49°15'40"	N 30°46'15" W	91.75'
C67	90.07'	75.29'	47°53'26"	N 31°27'22" W	73.12'
C68	40.00'	54.57'	78°09'39"	S 68°00'01" W	50.43'

TYPICAL ROAD SECTION DETAIL
NOT TO SCALE



PROFESSIONAL LAND SURVEYING AND CONSULTING
ALLTERRA UTAH, LLC
435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

MCHENRY ESTATES

2/21/23 SHEET 3 OF 13

RECORDED
STATE OF UTAH, COUNTY OF WASATCH, AND FILED
AT THE REQUEST OF _____
____ _____ ____ ____
FEE WASATACH COUNTY RECORDER BOOK PAGE
TIME _____ DATE _____ ENTRY NO. _____

JOB NO.: 22095 FILE: E:\extell\plat sub\mchenry-overlook\22095-mchenry estates.dwg

S 90°00'00" E 1603.44'

200.06'

324.77'

129.84'

159.08'

553.16'

75.83'

37.77'

36.25'

20.14'

PARCEL A
RECREATIONAL EASEMENT

N 0°00'00" W 663.85'

N 0°00'00" W 1326.90'

89.91'

30' WIDE GRANTEE FACILITIES EASEMENT AREA (SKI LIFT EASEMENT - SEE ENTRY NO. 511414)

S 55°23'42" W

S 55°23'42" W 90'

S 34°36'18" E 1880.90'

S 21°57'23" W

N 83°30'40" E 104.91'

N 74°37'40" E 92.21'

PRIVATE TRAIL EASEMENT FOR THE BENEFIT OF LOT 22

N 61°08'08" E 218.33'

N 61°39'38" E 184.18'

S 66°00'05" E 103.74'

0.46'

N 66°00'05" W 70.40'

S 50°09'24" E 109.11'

SHARED ACCESS & PUBLIC UTILITY EASEMENT

BUILDING ENVELOPE (TYP.)

N 79°23'24" W 52.96'

N 56°28'04" W 65.09'

N 68°30'14" W 54.41'

S 26°14'02" W 69.12'

22
BLDG ENVELOPE
13,733 SF

S 50°09'24" E 94.02'

N 80°57'19" E 101.03'

N 80°57'19" E 137.54'

15' WIDE RETAINING WALL EASEMENT

R=70.00'
L=141.89'
CB=S 73°22'36" E
Δ=116°08'02"
CL=118.82'

L=168.90'

10' WIDE PUBLIC UTILITY EASEMENT (TYP.)

10'

150.00'

L=279.73'
Δ=107°24'42"
CB=N 21°22'44" E
CL=241.08'

R=5.00'

L=0.81'

C12

C19

C13

C14

C15

C16

C17

C18

C20

C21

C22

C23

C24

C25

C26

C27

C28

C29

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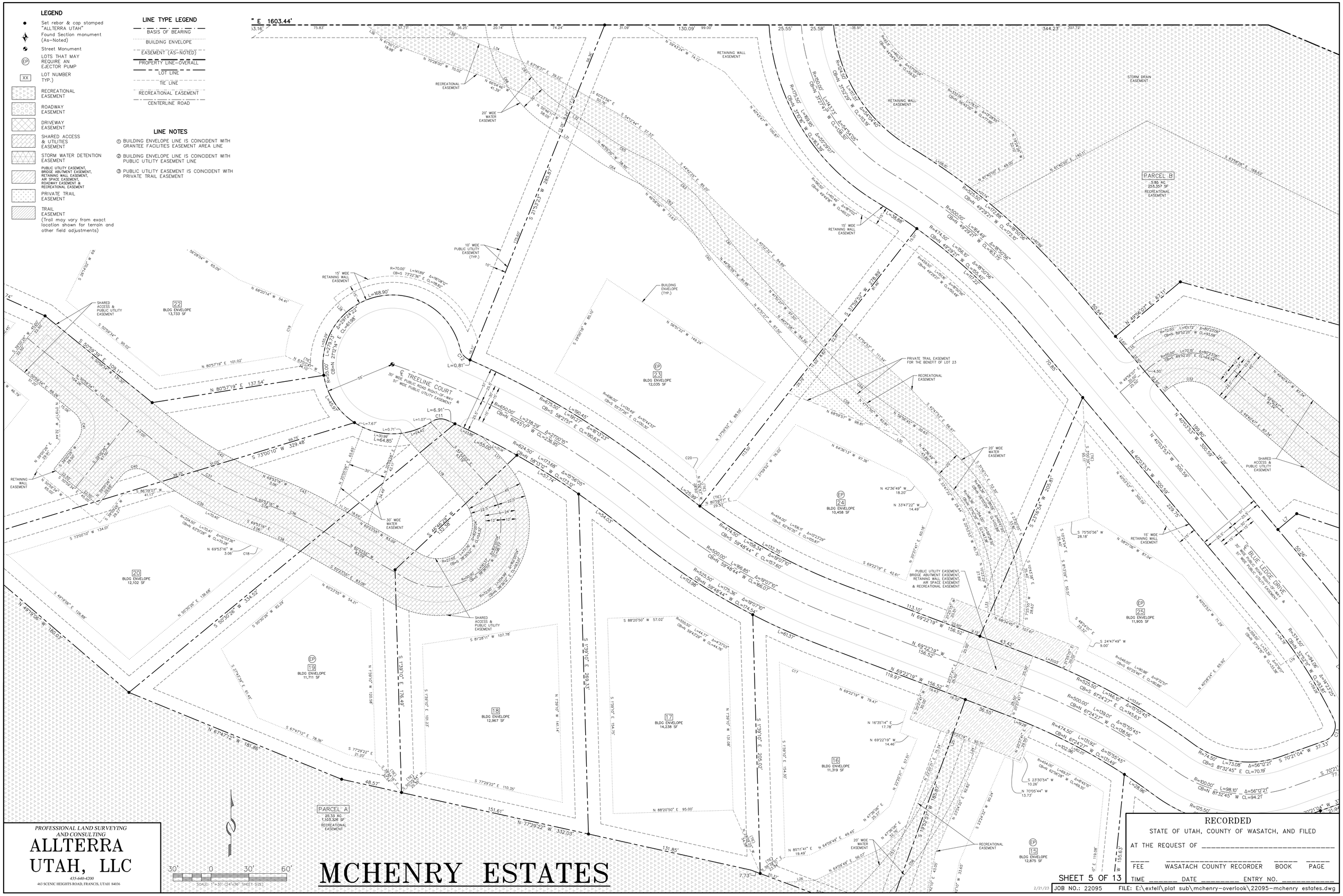

PROFESSIONAL LAND SURVEYING AND CONSULTING

ALLTERRA UTAH, LLC

435-640-4200

463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

MCHENRY ESTATES

RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED

AT THE REQUEST OF _____

FEE _____ WASATACH COUNTY RECORDER _____ BOOK _____ PAGE _____

TIME _____ DATE _____ ENTRY NO. _____

SHEET 5 OF 13

2/21/23

JOB NO.: 22095 FILE: E:\extell\plat sub\mchenry-overlook\22095-mchenry estates.dwg

MCHENRY ESTATES

LEGEND

- Set rebar & cap stamped "ALLTERRA UTAH"
- Found Section monument (As-Noted)
- Street Monument
- (EP) LOTS THAT MAY REQUIRE AN EJECTOR PUMP
- XX LOT NUMBER TYP.)
- RECREATIONAL EASEMENT
- ROADWAY EASEMENT
- DRIVEWAY EASEMENT
- SHARED ACCESS & UTILITIES EASEMENT
- STORM WATER DETENTION EASEMENT
- PUBLIC UTILITY EASEMENT, BRIDGE ABUTMENT EASEMENT, RETAINING WALL EASEMENT, AIR SPACE EASEMENT, ROADWAY EASEMENT & RECREATIONAL EASEMENT
- PRIVATE TRAIL EASEMENT
- TRAIL EASEMENT (Trail may vary from exact location shown for terrain and other field adjustments)

LINE TYPE LEGEND

- BASIS OF BEARING
- BUILDING ENVELOPE
- EASEMENT (AS-NOTED)
- PROPERTY LINE-OVERALL
- LOT LINE
- TIE LINE
- RECREATIONAL EASEMENT
- CENTERLINE ROAD

LINE NOTES

① BUILDING ENVELOPE LINE IS COINCIDENT WITH GRANTEE FACILITIES EASEMENT AREA LINE

② BUILDING ENVELOPE LINE IS COINCIDENT WITH PUBLIC UTILITY EASEMENT LINE

③ PUBLIC UTILITY EASEMENT IS COINCIDENT WITH PRIVATE TRAIL EASEMENT

30' 0 30' 60'

SCALE: 1"=30' (24"x36" SHEET SIZE)

S 67°09'44" E 724.73'

PARCEL B
5.85 AC
253,357 SF
RECREATIONAL EASEMENT

BLUE LEDGE DRIVE
30' WIDE PUBLIC ROAD RIGHT-OF-WAY & 51' WIDE PUBLIC UTILITY EASEMENT

TREELINE COURT
30' WIDE PUBLIC ROAD RIGHT-OF-WAY & 51' WIDE PUBLIC UTILITY EASEMENT

BLDG ENVELOPE 11,905 SF
BLDG ENVELOPE 11,525 SF
BLDG ENVELOPE 10,944 SF
BLDG ENVELOPE 8,323 SF
BLDG ENVELOPE 10,742 SF
BLDG ENVELOPE 12,255 SF

PROFESSIONAL LAND SURVEYING AND CONSULTING

ALLTERRA UTAH, LLC

435-640-4200

463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

RECORDED

STATE OF UTAH, COUNTY OF WASATCH, AND FILED

AT THE REQUEST OF _____

FEE _____ WASATCH COUNTY RECORDER BOOK _____ PAGE _____

TIME _____ DATE _____ ENTRY NO. _____

SHEET 6 OF 13

2/21/23 JOB NO.: 22095 FILE: E:\extell\plat sub\mchenry-overlook\22095-mchenry estates.dwg

MCHENRY ESTATES



LEGEND

- Set rebar & cap stamped "ALLTERRA UTAH"
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- RECREATIONAL EASEMENT
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- SHARED ACCESS & UTILITIES EASEMENT
- STORM WATER DETENTION EASEMENT
- PUBLIC UTILITY EASEMENT, BRIDGE ABUTMENT EASEMENT, RETAINING WALL EASEMENT, AIR SPACE EASEMENT, ROADWAY EASEMENT & RECREATIONAL EASEMENT
- PRIVATE TRAIL EASEMENT
- TRAIL EASEMENT (Trail may vary from exact location shown for terrain and other field adjustments)

LINE TYPE LEGEND

- BASIS OF BEARING
- BUILDING ENVELOPE
- EASEMENT (AS-NOTED)
- PROPERTY LINE-OVERALL
- LOT LINE
- TIE LINE
- RECREATIONAL EASEMENT
- CENTERLINE ROAD

LINE NOTES

① BUILDING ENVELOPE LINE IS COINCIDENT WITH GRANTEE FACILITIES EASEMENT AREA LINE

② BUILDING ENVELOPE LINE IS COINCIDENT WITH PUBLIC UTILITY EASEMENT LINE

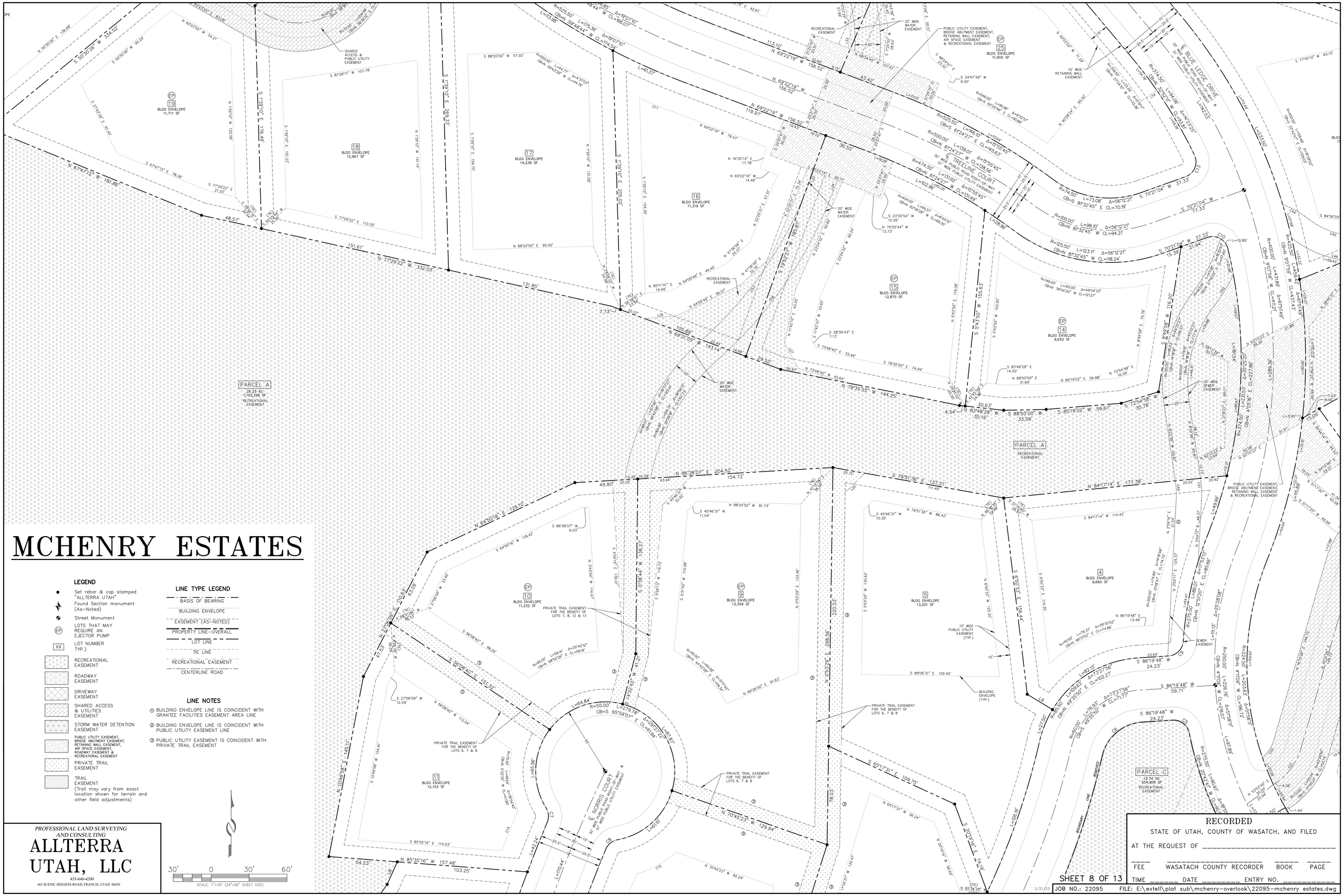
③ PUBLIC UTILITY EASEMENT IS COINCIDENT WITH PRIVATE TRAIL EASEMENT

30' 0 30' 60'
SCALE: 1"=30' (24"x36" SHEET SIZE)

PROFESSIONAL LAND SURVEYING AND CONSULTING
ALLTERRA UTAH, LLC
435-640-4200
463 SCENIC HEIGHTS ROAD, FRANCIS, UTAH 84036

RECORDED
STATE OF UTAH, COUNTY OF WASATCH, AND FILED
AT THE REQUEST OF _____
____ FEE _____ WASATCH COUNTY RECORDER ____ BOOK ____ PAGE
TIME _____ DATE _____ ENTRY NO. _____

2/21/23 JOB NO.: 22095 FILE: E:\extell\plat sub\mchenry-overlook\22095-mchenry estates.dwg



MCHENRY ESTATES

LEGEND

- Set rebar & cap stamped "ALLTERRA UTAH"
- Found Section monument (As-Noted)
- Street Monument
- EP — LOTS THAT MAY REQUIRE AN EJECTOR PUMP
- XX — LOT NUMBER TYP.)
- RECREATIONAL EASEMENT
- ROADWAY EASEMENT
- DRIVEWAY EASEMENT
- SHARED ACCESS & UTILITIES EASEMENT
- STORM WATER DETENTION EASEMENT
- PUBLIC UTILITY EASEMENT, BRIDGE ABUTMENT EASEMENT, RETAINING WALL EASEMENT, AIR SPACE EASEMENT, ROADWAY EASEMENT & RECREATIONAL EASEMENT
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1. BUILDING ENVELOPE LINE IS COINCIDENT WITH GRANTEE FACILITIES EASEMENT AREA LINE
2. BUILDING ENVELOPE LINE IS COINCIDENT WITH PUBLIC UTILITY EASEMENT LINE
3. PUBLIC UTILITY EASEMENT IS COINCIDENT WITH PRIVATE TRAIL EASEMENT

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SCALE: 1"=30' (24"x36" SHEET SIZE)

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SHEET 8 OF 13

2/21/23

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MCHENRY ESTATES

LEGEND

- Set rebar & cap stamped "ALLTERRA UTAH"
- Found Section monument (As-Noted)
- Street Monument
- (EP) LOTS THAT MAY REQUIRE AN EJECTOR PUMP
- [XX] LOT NUMBER TYP.)
- RECREATIONAL EASEMENT
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③ PUBLIC UTILITY EASEMENT IS COINCIDENT WITH PRIVATE TRAIL EASEMENT

PARCEL B
5.85 AC
253,357 SF
RECREATIONAL EASEMENT

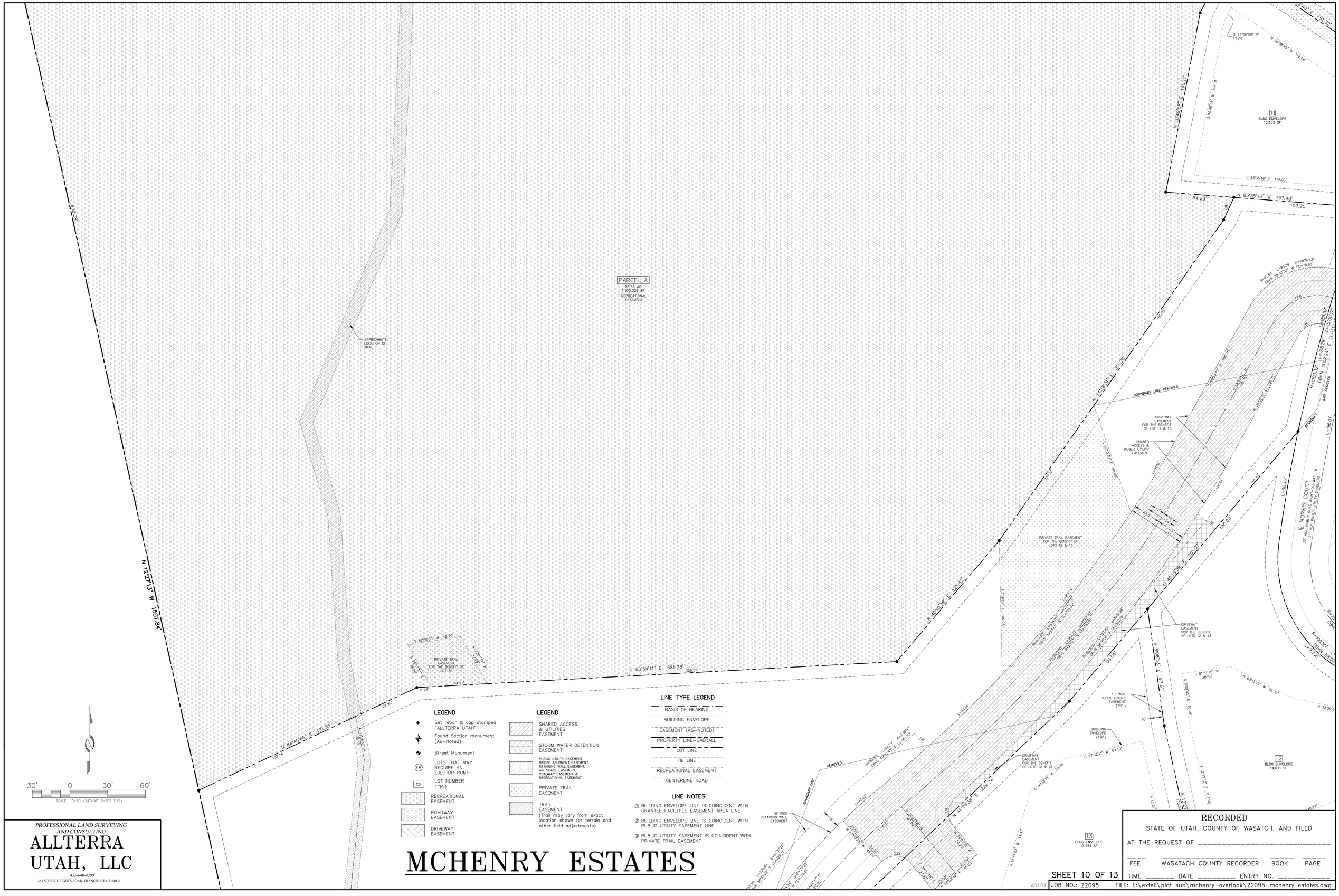
PARCEL B
RECREATIONAL EASEMENT

PARCEL C
12.74 AC
554,909 SF
RECREATIONAL EASEMENT

OPEN SPACE
PARCEL D
0.98 AC
42,795 SF

1 BLDG ENVELOPE 12,255 SF
2 BLDG ENVELOPE 9,530 SF
3 BLDG ENVELOPE 9,580 SF
26 BLDG ENVELOPE 11,525 SF
27 BLDG ENVELOPE 10,944 SF
28 BLDG ENVELOPE 8,323 SF

S 20°16'38" E 399.80'
N 87°00'37" E 233.30'
S 13°16'09" E 205.08'
S 55°01'45" E 374.85'
S 83°57'24" W 163.38'
S 79°19'30" W 120.42'
S 59°12'02" W 77.22'
S 50°53'18" W 573.22'
N 68°05'29" W 519.61'
N 70°11'52" E 217.77'
N 70°11'52" E 158.23'
N 60°59'31" E 229.84'
S 60°59'31" W 135.73'
S 13°16'09" E 253.58'
S 20°16'38" E 155.81'
S 20°16'38" E 164.61'
S 20°16'38" E 210.92'
S 20°16'38" E 102.89'
S 20°16'38" W 199.88'
S 20°16'38" W 126.76'
S 20°16'38" E 166.03'
S 20°16'38" E 73.25'
S 20°16'38" E 102.89'
S 20°16'38" E 91.57'
S 20°16'38" E 102.89'
S 20°16'38" E 102.89'
S 20°16'38" E 102.89


PARCEL A
25.33 AC.
1,103,326 SF
RECREATIONAL EASEMENT
N 12°27'13" W 1557.84'
N 64°45'46" E 191.55'
137.58'
53.99'
APPROXIMATE LOCATION OF TRAIL
S 81°20'50" W 42.70'
PRIVATE TRAIL EASEMENT FOR THE BENEFIT OF LOT 10
N 86°54'11" E 381.78'
398.01'
11.25'
44.51'
N 40°15'39" E 125.60'
N 40°15'39" E 381.01'
S 14°09'34" E 185.03'
S 80°58'12" E 93.61'
S 12°27'13" E 154.93'
S 77°02'11" W 64.19'
S 46°26'38" E 229.74'
N 34°58'31" E 371.26'
N 10°49'58" E 145.17'
S 27°06'09" W 12.09'
N 56°08'40" W 112.04'
S 10°49'58" W 124.91'
11 BLDG ENVELOPE 12,153 SF
S 85°35'16" E 114.03'
N 85°35'16" W 157.48'
54.23'
103.25'
N 29°45'21" E 191.32'
S 79°39'39" E 90.09'
S 14°09'34" E 191.32'
S 85°35'16" E 157.48'
N 14°09'34" W 191.32'
N 79°39'39" W

MCHENRY ESTATES

SHEET 11 OF 13

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FEE WASATACH COUNTY RECORDER BOOK PAGE

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LEGEND

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- Found Section monument (As-Noted)
- Street Monument
- (EP) LOTS THAT MAY REQUIRE AN EJECTOR PUMP
- XX LOT NUMBER TYP.)
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LINE NOTES

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③ PUBLIC UTILITY EASEMENT IS COINCIDENT WITH PRIVATE TRAIL EASEMENT

DETAIL 'B'

NOT TO SCALE

30' 0 30' 60'

SCALE: 1"=30' (24"x36" SHEET SIZE)

PARCEL A
25.33 AC
1,103,336 SF
RECREATIONAL EASEMENT

PARCEL C
12.74 AC
554,909 SF
RECREATIONAL EASEMENT

7 BLDG ENVELOPE 13,627 SF

12 BLDG ENVELOPE 14,671 SF

13 BLDG ENVELOPE 13,361 SF

BUILDING ENVELOPE (TYP.)

℄ NORRIS COURT
30' WIDE PUBLIC ROAD RIGHT-OF-WAY & 51' WIDE PUBLIC UTILITY EASEMENT

PUBLIC UTILITY EASEMENT - ENTRY NO.:

PRIVATE TRAIL EASEMENT FOR THE BENEFIT OF LOTS 12 & 13

DRIVEWAY EASEMENT FOR THE BENEFIT OF LOTS 12 & 13

SHARED ACCESS & PUBLIC UTILITY EASEMENT

10' WIDE PUBLIC UTILITY EASEMENT (TYP.)

15' WIDE RETAINING WALL EASEMENT

90' WIDE GRANTEE FACILITIES EASEMENT AREA (SKI LIFT EASEMENT - SEE ENTRY NO. 511414)

BOUNDARY LINE REMOVED

S 62°53'47" W 167.33'

S 24°12'20" E 359.91'

S 77°32'47" W 898.05'

N 40°15'39" E 1259.80'

S 40°15'39" W 2281.07'

S 77°02'11" W 455.02'

N 77°02'11" E 282.11'

N 0°04'23" E 230.05'

S 0°04'23" W 225.41'

N 46°26'36" E 228.74'

S 43°33'24" E 151.04'

S 0°05'56" W 144.25'

N 77°02'11" E 172.92'

S 81°20'02" E 54.10'

N 57°36'45" E 47.47'

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S 81°00'00" W 395.82'

S 0°04'23" W 225.41'

N 0°04'23" E 230.05'

249.95'

N 85°54'11" E 395.78'

N 85°35'16" W 157.48'

N 10°49'58" E 145.11'

N 27°06'09" E 110.63'

N 34°08'31" E 311.26'

N 40°15'50" E 291.02'

N 72°32'11" E 282.11'

N 77°50'17" E 96.04'

S 77°50'17" W 282.07'

S 8°08'53" E 93.61'

S 12°27'13" E 153.04'

S 16°41'35" W 94.41'

S 40°26'58" E 228.74'

S 19°19'50" E 90.00'

S 81°20'02" E 64.10'

S 77°04'11" W 64.18'

S 28°30'19" W 183.93'

S 12°27'13" E 113.71'

N 17°58'56" E 86.90'

N 69°37'36" E 38.84'

N 13°25'47" E 73.07'

N 57°56'45" E 47.47'

N 20°52'30" E 28.25'

N 0°04'23" E 84.37'

N 67°53'07" E 149.77'

N 7°29'04" W 71.21'

N 8°08'45" E 38.19'

N 10°49'58" W 54.23'

S 10°49'58" W 124.91'

S 27°06'09" W 12.09'

S 85°35'16" W 114.03'

N 85°35'16" W 103.25'

N 4°24'36" W 38.63'

S 12°27'13" E 104.93'

S 16°41'35" W 56.33'

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