FEASIBILITY REQUEST FOR THE CREATION OF A PRELIMINARY MUNICIPALITY

Lieutenant Governor's Office 350 State St. #220, Salt Lake City, UT, 84103

The undersigned (the "**Applicants**") hereby apply for the creation of a new Preliminary Municipality ("**City of Nine Springs**") pursuant to the Utah Code, Title 10, Chapter 2a, Utah Code annotated 1953 (Utah Code § 10-2a-502(1)).

I. Applicants; Contact Sponsor

Applicants / Owners:

Spring Mountain Ranch LLC, a Utah limited liability company 2316 E 5950 S.
Ogden, Ut 84403
Phone No. 801-721-9603

Email: nelson4242@gmail.com

SISO LLC, a Utah limited liability company 2316 E 5950 S.
Ogden, Ut 84403
Phone No. 801-721-9603
Email: nelson4242@gmail.com

Primary Contact / Sponsor:

Structure 9 Development Group Brach Nelson 2471 Woodland Dr. Ogden, UT 84403 Phone No. 801-888-5528 Email:brachnelson@gmail.com

With a copy to:

Bruce R. Baird, PLLC Attn: Bruce Baird 2150 S. 1300 E., Suite 500 Salt Lake City, UT 84106 Phone No. 801-647-1400

Email: <u>bbaird@difficultdirt.com</u>

The above and undersigned Applicants represent 100% of the surface property owners within the proposed boundaries of the Preliminary Municipality (Utah Code § 10-2a-502(5)(a)).

II. Proposed Preliminary Municipal Boundaries

The Applicants request that the initial boundaries of the proposed Preliminary Municipality include all of the real property described in <u>Exhibit A, Page 1</u> (Utah Code § 10-2a-502(5)(e)(i)).

III. Description of the Preliminary Municipality

Pursuant to Utah Code § 10-2a-502(5)(d), the Applicants provide the following description of the Preliminary Municipality area. The Preliminary Municipality will be located approximately 4.21 miles outside of Uintah, Utah and is comprised of approximately 2,294.4 acres. The preliminary municipality will include a mix of resort facilities, recreational uses, residential units, commercial/retail, hotel, and open space along with the necessary public and private infrastructure to facilitate the Preliminary Municipality's development. A portion of the Preliminary Municipality will also be used for municipal building space. A depiction of the planned development and phasing thereof is attached hereto as Exhibit A.

Phase 1 will include 254 condo and multi-family housing units spread over 89.2 acres as depicted on Exhibit B, Page LS102.

Phase 2 will include 234 single family homes within 330.2 acres as depicted on Exhibit B, Page LS103.

Phase 3 will include 600 Hotel units, 680 condo and multi-family housing units, and 105,000 SF of Commercial and Office on 134.3 acres as depicted on Exhibit B, Page LS104.

Phase 4 will include 95 single family homes and 204 condo and multi-family housing units within 131.4 acres as depicted on <u>Exhibit B</u>, <u>Page LS105</u>.

Phase 5 will include 182 single family homes and 396 condo and multi-family housing units, 290 of the 396 condo and MF housing units will be affordable housing, within 183.1 acres as depicted on Exhibit B, Page LS106.

Phase 6 will include 70 single family homes within 69.1 acres as depicted on <u>Exhibit B</u>, <u>Page LS107</u>.

Phase 7 will include 92 single family homes within 306 acres as depicted on Exhibit B, Page LS108.

Phase 8 will include 50 single family homes within 179.4 acres as depicted on <u>Exhibit B</u>, Page LS109.

Phase 9 will primarily be dedicated to resort recreation within 99.3 acres as depicted on Exhibit B.

Phase 10 will include 30 yurt sites and the rest will be dedicated to resort recreation and public open space within 772.9 acres as depicted on $\underline{\text{Exhibit B}}$.

IV. Map of Preliminary Municipality

An accurate map and other supporting documents, prepared by a licensed surveyor are attached hereto as Exhibit A and Exhibit B and show:

- A depiction of the legal description of the boundaries of the Preliminary Municipality area and each phase of the proposed Preliminary Municipality area (Utah Code § 10-2a-502(5)(e)(i));
- All development planned for the proposed Preliminary Municipality area (Utah Code § 10-2a-502(5)(e)(ii)); and
- That the first phase of the proposed Preliminary Municipality area is projected to have at least 100 residents when completed, as depicted on <u>Exhibit B</u> (Utah Code § 10-2a-502(5)(e)(iii)).

V. Applicants' Statements

The Applicants hereby states that:

- (a) Those signing on behalf of the entity owners are authorized to doso;
- (b) The Applicants are the owners of all the real property included within the Preliminary Municipality (Utah Code § 10-2a-502(5)(a));
- (c) This Feasibility Request is signed by 100% of the property owners of real property;
- (d) The land comprising the Preliminary Municipality is contiguous (Utah Code § 10-2a-502(2)(a));
- (e) None of the land comprising the Preliminary Municipality is located within a county of the first or second class (Utah Code § 10-2a-502(2)(b));
- (f) None of the land comprising the Preliminary Municipality is located within .25 miles of an existing municipality. The Preliminary Municipality is at least 4.21 miles away from the closest municipality, the City of Uintah, as depicted on the attached Exhibit C (Utah Code § 10-2a-502(2)(c));
- (g) The area comprising the Preliminary Municipality is not owned by more than three persons and at least 50% of the area is undeveloped (Utah Code § 10-2a-502(2)(d));
- (h) The Applicants intend to develop the Preliminary Municipality to the point that at least 100 individuals will reside in the area, the area will have an average population density of no less than seven individuals per square mile, and at least 10% of the housing within the Preliminary Municipality will be affordable housing, as defined by Utah Code § 10-2a-501(1) (Utah Code § 10-2a-502(2)(e));
- (i) The area comprising the Preliminary Municipality does not include any land owned by the United States government (Utah Code § 10-2a-502(2)(f));
- (j) The area comprising the Preliminary Municipality is located entirely within Morgan County (Utah Code § 10-2a-502(2)(g));
- (k) The area comprising the Preliminary Municipality is not included in a pending annexation area (Utah Code § 10-2a-502(3)(a)); and
- (l) The area comprising the Preliminary Municipality is not the subject of a completed feasibility study or supplemental feasibility study (Utah Code § 10-2a-502(3)(b)).
- (m) The area comprising the Preliminary Municipality does not include all or part of an area that is the subject of a completed feasibility study or supplemental feasibility study whose results comply with Utah Code § 10-2a-507(1) (Utah Code § 10-2a-502(3)(c)).

VI. Applicants' Consent

The Applicants, as the owners of 100% of the land comprising the Preliminary Municipality, hereby consent to the creation of a Preliminary Municipality (Utah Code §§ 10-2a-502(2)(d)(i) and 10-2a-502(5)(a).

VII. Feasibility Study Request

Pursuant to Utah Code § 10-2a-502(5)(f), the Applicants hereby request that the Lieutenant Governor commission a study to determine the feasibility of incorporating the Preliminary Municipality. The Applicants stand ready and willing to provide any further information necessary to perform the feasibility study.

VIII. Electronic Means; Counterparts

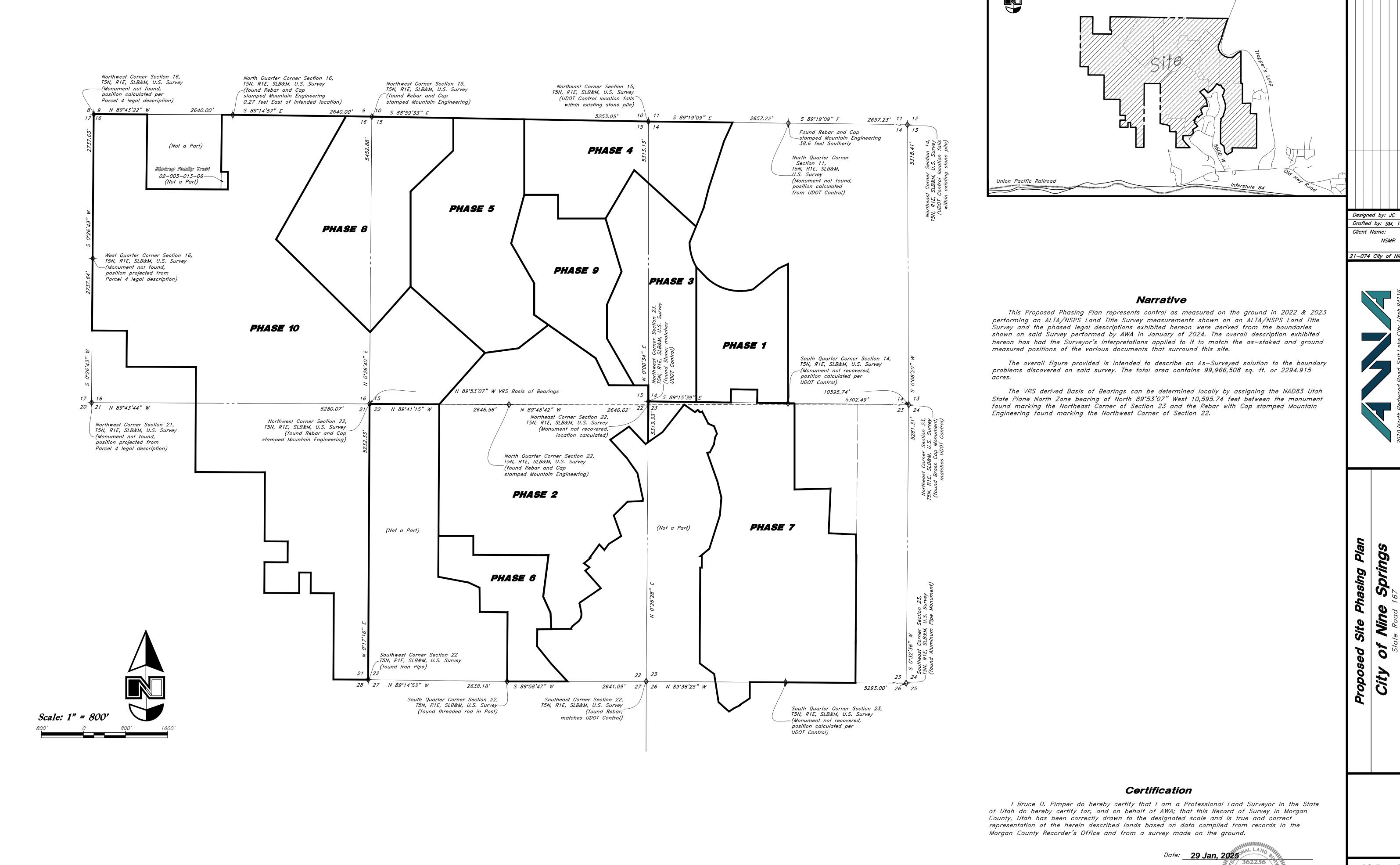
This Feasibility Request may be circulated by electronic means and executed in several counterparts, including by electronic signature, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same document.

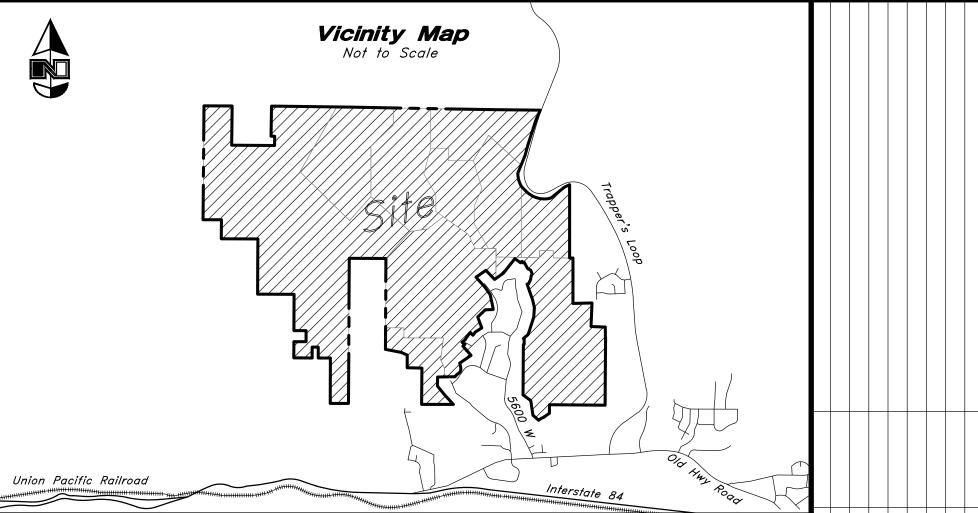
IN WITNESS WHEREOF, the Applicants have each executed this Feasibility Request as of the date indicated above.

	Spring Mountain Ranch LLC,
	a Utah limited liability company
	By:
	By:Name: Mark Nelson
	Its: Manager
	By:
	By:Name: Mark Peterson
	Its: Manager
	SISO LLC,
	a Utah limited liability company
	By:
	Name: Mark Nelson
	Its: Manager
THE UNDERSIGNED , asPreside be the primary sponsor contact for this Feasib	ent of Structure 9 Development Group, consents to
be the primary sponsor contact for this reasie	mry request.
	Brach Nelson, President
	Diam reison, i resident

EXHIBIT A

Legal Description and Maps





Bruce D. Pimper Utah PLS No. 362256

Drafted by: SM, TC Client Name:

21-074 City of Nine Springs

28 Jan, 2025

SHEET NO.

Overall Project Boundary Description

A composite overall boundary of several parcels of ground being described metes and bounds as follows:

A part of Sections 14, 15, 16, 21, 22, 23 and 26, Township 5 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in Morgan County, Utah:

Beginning at the South Quarter Corner of said Section 14, located 2651.26 feet North 89°15'39" West along the South line of said Section 14 from a Brass Cap Monument found marking the Southeast corner of said Section 14: said Brass Cap monument is located 10595.74 feet South 89°53'07" Fast from a rebar with a cap stamped Mountain Fnaineering found marking the Southwest corner of Section 1.5 of said Township and Range; and running thence South 89°15'39" East 124.88 feet along the South line of said Section 14 to the projection of the West Boundary Line of Trappers Pointe PRUD Plat A; thence South 1634.43 feet along said West Boundary Line of said Plat A and Plat B to the Southwesterly Corner of said Plat B: thence North 88°41'40" East 685.16 feet to the West Line of Frontier Estates as deeded to Kirk Smith by document recorded as Entry Number 151263 and deeded to Derrick Helsten by document recorded as Entry Number 161747 and corrected by Affidavit recorded as Entry Number 161612; thence along the boundary lines of said Frontier Estates the following two courses: South 2°33'36" West 847.74 feet to the Southwesterly Corner thereof; and South 87°23'54" East 517.85 feet to a Southeasterly Corner thereof also being an angle point in West boundary of the Range Infrastructure District E recorded as Entry Number 166706; thence along said boundary the following two courses: South 0°44'14" East 397.92 feet to the Southwesterly Corner thereof; and North 84°59'48" East 5.22 feet to the intersection of the Sixteenth Section Line; thence South 0°31'00" West 1427.91 feet along said Sixteenth Section Line to an old established boundary line as staked on the ground and evidenced by existing rebars with caps alongside an old boundary line fence monumenting the Sixteenth Section Line as it exists on the ground; thence along said old established boundary line and Sixteenth Section Line fence the following two courses: South 0°07'33" West 203.64 feet; and South 0°23'35" West 786.49 feet to the Section Line; thence North 89°36'25" West 1326.25 feet along the Section Line to the South Quarter Corner of said Section 23; thence continuing North 89°36'25" West 678.42 feet along the Section Line; thence South 0°23'35" West 150.54 feet to the Northeast Corner of the 1984 Warranty Deed to Jack B. Parsons Companies Property as recorded in Book 46, Page 55 of Official Records; thence along the boundary lines of said Property the following two courses: South 0°19'45" West 158.00 feet; and South 56°39'45" West 220.00 feet; thence South 0°59'58" West 10.84 feet to the most Northerly Corner of Point View No. 2 PRUD; thence along the Northerly boundary Line of said PRUD the following two courses: South 64°50'49" West 118.56 feet: and South 56°38'17" West 123.40 feet to an anale point in the Northeasterly Line of Point View Subdivision; thence North 48°15'00" West 266.11 feet along said Northeasterly Line to the Most Northerly Corner of said Point View Subdivision; thence North 8°41'17" West 540.86 feet along the Easterly boundary Line of the property described of record as the Steven Argo Property to the Northerly Line of previously referenced 1984 Warranty Deed to Jack B. Parsons Companies Property; thence North 53°40'15" West 341.92 feet along said Northerly Line to the Easterly boundary Line of Highlands Addition No. 1 as it exists on the ground; thence North 0°16'57" East 1817.62 feet along said Easterly Line to the Easterly Point common to Lots 16 and 17 as adjusted by the 2005 Lot Line Adjustment amending lot Lines within said Highlands Addition No. 1; thence along the adjusted boundary Lines of said Lot Line Adjustment the following three courses: South 89°43'03" East 30.00 feet; North 0°16'57" East 214.81 feet; and North 89°43'03" West 30.00 feet to an angle point in the Easterly boundary Line of said Highlands Addition No. 1: thence along said Easterly boundary Line the following two courses: North 50°16'57" East 225.00 feet: and North 17°34'57" East 663.44 feet to the Northeasterly Corner of said Highlands Addition No. 1; thence along the Easterly boundary of original Brewer Property as recorded by 2021 Warranty Deed in Book 384 Page 739 and corrected by Affidavit recorded in Book 390 Page 66 of official Records the following two courses: North 4°34'57" East 340.00 feet; and North 13°42'51" West 306.22 feet to the Easterly Corner common with the original Simonsen Property as recorded by 2004 Quit Claim Deed in Book 210 Page 279 of Official Records and otherwise referenced as the Remainder Parcel 2 as it adjoins the 2004 Woodland Heights Estates Subdivision as it is staked on the ground; thence North 19°29'37" West 586.01 feet along the Easterly Line of said Parcel to the Southerly Corner common to Lots 26 and 29 of said Woodland Heights Estates Subdivision as it is staked on the ground; thence along the Southerly and Easterly boundary Lines of said Lot 26 as Amended the following three courses: North 82°10'48" East 50.00 feet; North 27°07'04" East 170.00 feet; and North 9°39'10" East 136.57 feet to the Southeasterly Corner common with Lots 25 and 26 of said Woodland Heights Estates as it is staked on the ground; thence along the boundary Lines of said Woodland Heights Estates as it is staked on the ground the following three courses: North 27°07'04" East 76.97 feet: North 20°54'22" West 151.86 feet: and North 66°26'33" West 119.44 feet to the Southeast Corner of Lot 23—A as amended in 2015 by the official Amended Plat No. 2 and as it exists on the ground; thence North 27°01'05" West 257.03 feet along the Northeasterly Line of said Amended Lot 23—A to the most Northerly corner of said Lot being a point on a curve: thence Westerly along the arc of a 120.00 foot radius curve to the left a distance of 51.07 feet (Center bears South 5°25'06" East, Central Angle equals 24°22'56" and Long Chord bears South 72°23'26" West 50.68 feet) along the Northerly line of said Lot 23-A as it exists on the ground; thence North 27°01'05" West 60.05 feet along the Easterly line of Woodland Drive as it is staked on the ground; thence along the boundary lines of said Woodland Heights Estates as it is staked on the ground the following nine courses: Southwesterly along the arc of a 180.00 foot radius curve the left a distance of 77.80 feet (Center bears South 28°52'21" East, Central Angle equals 24°45'48" and Long Chord bears South 48°44'45" West 77.19 feet); North 54°35'35" West 254.71 feet to the most Northerly Corner thereof; South 38°17'04" West 669.47 feet; South 55°04'41" West 390.67 feet; North 43°23'17" West 454.96 feet; South 55°04'41" West 436.05 feet to the most Westerly Corner thereof: South 42°10'25" East 475.33 feet: South 34°55'19" East 345.06 feet: and South 12°03'14" East 500.20 feet to the Southeasterly Corner of Lot 1 of said Woodland Heights Estates as it is staked on the ground; thence South 5°28'09" West 38.70 feet (40.04 feet record) along the Westerly Line of Remainder Parcel 3 as described in previously referenced 2004 Quit Claim Deed to the North Line of Highlands Addition No. 6 as it exists on the ground; thence glong the Northerly and Westerly boundaries of said Addition the following three courses: South 87°21'57" West 287.80 feet; South 45°20'11" West 369.13 feet; and South 19°43'03" East 418.00 feet to the Southwesterly Corner of said Highlands Addition No. 6 as it exists on the ground at a point on the Northwesterly boundary Line of Highlands Addition No. 3 as it exists on the ground; thence along said Northwesterly boundary Line the following two courses: South 57°41'57" West 280.09 feet; and South 35°54'57" West 140.00 feet to the Northwesterly Corner common to original Lots 130 and 131 of said Highlands Addition No. 3 as it exists on the ground; thence following the 1993 Amended Plat of Highlands Addition No. 3 an Addition to Lot 131, three 2019 Warranty Deeds recorded in Book 349 Page 1943, Book 350 Page 1395, and Book 354 Page 999 as corrected and intended to fit together the following three courses: North 43°02'35" West 142.64 feet; South 35°54'57" West 305.91 feet; and South 54°05'03" East 15.00 feet to the Most Northerly Corner of a 2018 Warranty Deed recorded in Book 345 Page 85; thence along the Northwesterly and Southwesterly boundary Lines of said Deed the following two courses: South 50°54'57" West 160.00 feet to the most Westerly Corner; and South 54°43'03" East 128.24 feet (125.00 ft more or less record) to the Northwesterly Line of Highlands Addition No. 3 as it exists on the ground; thence South 49°54'57" West 102.18 feet along said Northwesterly Line to the Most Westerly Corner thereof; thence along the Westerly Line of Highlands Addition No. 3 as it exists on the ground the following two courses: South 41°43'03" East 435.00 feet; and South 30°43'03" East 10.01 feet to the Most Northerly Corner of Highlands West Subdivision; thence along the Northwesterly boundary lines of said subdivision the following six courses: South 55°43'17" West 495.64 feet; Southeasterly along the arc of a 180.00 foot radius curve to the right a distance of 37.35 feet (Center bears South 67°09'10" West, Central Angle equals 11°53'16" and Long Chord bears South 16°54'12" East 37.28 feet); South 10°57'35" East 148.46 feet: Southerly and Southwesterly alona the arc of a 180.00 foot radius curve to the right a distance of 197.01 feet (Center bears South 79°02'27" West, Central Angle equals 62°42'33" and Long Chord bears South 20°23'44" West 187.32 feet); South 51°45'03" West 104.43 feet; and Southwesterly along the arc of a 170.00 foot radius curve to the left a distance of 88.86 feet (Center bears South 38°14'59" Fast. Central Anale equals 29°56'54" and Long Chord bears South 36°46'34" West 87.85 feet): thence South 89°17'32" West 370.02 feet: thence South 2°46'22" Fast 1.11 feet to the Northerly Line of Highlands West Subdivision; thence along the boundary lines of said Subdivision the following five courses: South 89°25'28" West 265.86 feet; South 0°38'38" West 322.45 feet; South 38°53'26" East 430.26 feet: South 42°49'00" East 428.13 feet: and South 43°04'03" East 23.96 feet to the South Line of Section 22; thence South 89°58'47" West 1147.49 feet along the Section Line to a threaded rod in post found marking the South Quarter Corner of said Section 22, thence North 0°22'49" East 1313.26 feet along the Quarter Section line to an angle point in the Northerly Boundary of The Heights at Whisper Ridge Subdivision PUD as it exists on the ground; thence along said Northerly Boundary of said PUD the following four courses: North 89°21'30" West 527.81 feet; North 0°25'52" West 460.98 feet; North 64°59'57" West 232.53 feet; and North 79°16'54" West 584.41 feet to the Sixteenth Section Line; thence North 0°20'03" East 3272.66 feet along the Sixteenth Section Line to the North Line of said Section 22; thence North 89°41'15" West 1323.28 feet along the Section Line to a rebar with Mountain Engineering Cap found marking the Northwest Corner of said Section 22; thence South 0°17'16" West 5232.33 feet along the Section Line to an Iron Pipe found marking the Southwest Corner of said Section 22; thence North 89°43'44" West 660.01 feet along the Section Line as projected to the West Line of the East Half of the East Half of the East Half of said Section 21; thence North 0°17'16" East 1635.10 feet (1650 feet record) along said West Line; thence North 89°43'44" West 440.01 feet; thence North 0°17'16" East 392.43 feet (396 feet record); thence North 89°43'44" West 220.00 feet: thence South 0°17'16" West 392.43 feet (396 feet record): thence North 89°43'44" West 660.01 feet: thence North 0°17'16" East 584.67 feet (590 feet record): thence South 89°43'44" East 440.01 feet: thence North 0°17'16" East 396.39 feet (400 feet record) to the Quarter Section Line: thence North 89°43'44" West 440.01 feet along said Quarter Section Line to the West Line of the East Half of the West Half of the East Half of said Section 21: thence North 0°17'16" East 1308.08 feet along said West Line to the projected Sixteenth Section Line as calculated; thence North 89°43'44" West 1320.02 feet to the West Line of the East Half of the West Half of Section 21; thence North 0°17'16" East 1308.08 feet along said West Line to the South Line of said Section 16: thence North 0°26'42" East 683.36 feet along the West Line of the East Half of the East Half of the West Half of Section 16 to the South Line of the North Half of the South Half of the South Half of Section 16: thence North 89°41'54" West 1320.01 feet along said South Line to the West Line of the East Half of the West Half of the West Half of Section 16; thence North 0°26'43" East 684.06 feet along said West Line to the Sixteenth Section Line; thence North 89°40'05" West 660.00 feet along the Sixteenth Section Line to the Section Line: thence North 0°26'43" East 1368.82 feet along the Section Line to the West Quarter Corner of said Section 16: thence continuing North 0°26'43" East 2737.63 feet along the Section Line to the Northwest Corner of said Section 16: thence South 89°43'22" East 1016.29 feet along the North Line of said Section 16 to the Northwest Corner of Special Warranty Deed recorded 17 December 2024 as Entry 167556 in Book 416 at Page 1181 of Official Records; thence glong said Deed Lines of record the following two courses: South 0°42'17" West 1417.31 feet to the Southwest Corner thereof; thence South 89°43'22" East 1547.31 feet to and along the South Line of the Bindrup Property to the Southeast Corner thereof; thence along the Easterly and Northerly boundaries of said Bindrup Property the following two courses: North 0°42'17" East 335.11 feet to the Northeasterly Corner thereof: and North 89°43'22" West 130.00 feet to the Northwesterly Corner thereof being on the East Line of aforementioned Special Warranty Deed of record: thence North 0°42'17" East 1082.20 feet along said East Line of said Warranty Deed to the Northeast Corner thereof on the North Line of said Section 16: thence South 89°43'22" East 206.40 feet along the Section Line to the North Quarter of said Section 16; thence South 89°14'57" East 2640.00 feet along the Section Line to a rebar with a Mountain Engineering Cap found marking the Northwest Corner of Section 15; thence South 88°59'33" East 5253.05 feet along the Section Line to a point described of record as an original stone in an ancient fence line lying within a pile of stones found marking the Northwest Corner of said Section 14: thence South 89°19'09" East 1597.35 feet glong the Section Line to the Westerly Line of Trappers Loop Road: thence glong the highway Right-of-Way line of said Trappers Loop Road the following nine courses: South 24°27'18" West 385.28 feet; South 18°02'45" West 931.91 feet; South 14°34'41" West 397.86 feet; South 22°12'22" West 707.34 feet; Southerly along the arc of a 961.62 foot radius curve to the left a distance of 487.70 feet (Center bears North 89°08'50" East, Central Angle equals 29°03'29" and Long Chord bears South 15°22'54" East 482.49 feet); South 43°39'51" East 297.97 feet; Easterly along the arc of a 936.62 foot radius curve to the left a distance of 932.90 feet (Center bears North 42°05'21" East, Central Angle equals 57°04'05" and Long Chord bears South 76°26'41" East 894.81 feet); North 50°37'31" East 625.05 feet; and North 64°51'22" East 204.62 feet; thence South 0°04'27" West 2644.62 feet along the Quarter Section Line to the North Quarter Corner of said Section 23 and the point of beginning.

> Contains 99,966,508 sq ft or 2294.915 acres

Designed by: JC Drafted by: SM. TC Client Name: 21-074 City of Nine Springs

29 Jan, 2025

28 Jan, 2025

Phase 1

A part of the Southwest Quarter of Section 14, Township 5 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in Morgan County,

Beginning at the South Quarter Corner of said Section 14, located 2651.26 feet North 89°15'39" West along the South line of said Section 14 from a Brass Cap Monument found marking the Southeast corner of said Section 14: said Brass Cap monument is located 10595.74 feet South 89°53'07" East from a rebar with a cap stamped Mountain Enaineerina found markina the Southwest corner of Section 15 of said Township and Range; and running thence North 89°15'39" West 584.60 feet along said South line; thence North 0°44'21" East 250.00 feet; thence North 89°15'39" West 500.00 feet: thence South 0°44'21" West 250.00 feet to said South line: thence North 89°15'39" West 656.13 feet along said South line: thence North 2563.97 feet to a point on the Southwesterly line of Trappers Loop Road: thence along the Southwesterly. Southerly and Southeasterly lines of said Trappers Loop Road the following four courses: South 43°39'51" East 297.97 feet to a point on a curve; Southeasterly along the arc of a 936.62 foot radius curve to the left a distance of 932.90 feet (Center bears North 42°05'21" East, Central Angle equals 57°04'05" and Long Chord bears South 76°26'41" East 894.81 feet); North 50°37'31" East 625.05 feet; and North 64°51'22" East 204.62 feet to the Quarter Section line; thence South 0°04'27" West 2644.62 feet along said Quarter Section line to the point of beginning.

> Contains 3.885.101 sa. ft. or 89.189 acres

Phase 2

A part of Section 22 and the South Half of Section 15, Township 5 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey in Morgan

Beginning at a Stone found marking the Northwest corner of Section 23 of said Township and Range, located 5302.49 feet North 89°15'39" West along the South line of said Section 14 from a Brass Cap Monument found marking the Southeast corner of said Section 14; said Brass Cap monument is located 10595.74 feet South 89°53'07" East from a rebar with a cap stamped Mountain Engineering found marking the Southwest corner of Section 15 of said Township and Range; and running thence South 0°26'28" West 70.36 feet along the Section line to the Northeast Corner of said Section 22 of said Township and Range: thence continuing South 0°26'28" West 704.00 feet glong the Section line to a point on the Northerly line of Woodland Heights Estates as it is staked on the ground; thence along the Northerly and Westerly lines of said Woodland Heights Estates Subdivision as it is staked on the ground the following six courses: South 55°04'41" West 58.50 feet; North 43°23'17" West 454.96 feet; South 55°04'41" West 436.05 feet to the most Westerly Corner thereof; South 42°10'25" East 475.33 feet; South 34°55'19" East 345.06 feet; and South 12°03'14" East 500.20 feet to the Southeasterly Corner of Lot 1 of said Woodland Heights Estates as it is staked on the ground: thence South 5°28'09" West 38.70 feet (40.04 feet record) along the Westerly Line of Remainder Parcel 3 as described in 2004 Quit Claim Deed in Book 210 Page 279 of Official Records as it adjoins the 2004 Woodland Heights Estates Subdivision as it is staked on the ground to the North Line of Highlands Addition No. 6 as it exists on the ground; thence along the Northerly and Westerly boundaries of said Addition the following three courses: South 87°21'57" West 287.80 feet: South 45°20'11" West 369.13 feet; and South 19°43'03" East 418.00 feet to the Southwesterly Corner of said Highlands Addition No. 6 as it exists on the ground at a point on the Northwesterly boundary Line of Highlands Addition No. 3 as it exists on the ground; thence along said Northwesterly boundary line the following two courses: South 57°41'57" West 280.09 feet: and South 35°54'57" West 140.00 feet to the Northwesterly Corner common to original Lots 130 and 131 of said Highlands Addition No. 3 as it exists on the ground; thence following the 1993 Amended Plat of Highlands Addition No. 3 an Addition to Lot 131, three 2019 Warranty Deeds recorded in Book 349 Page 1943, Book 350 Page 1395, and Book 354 Page 999 as corrected and intended to fit together the following three courses: North 43°02'35" West 142.64 feet; South 35°54'57" West 305.91 feet; and South 54°05'03" East 15.00 feet to the Most Northerly Corner of a 2018 Warranty Deed recorded in Book 345 Page 85; thence along the Northwesterly and Southwesterly boundary lines of said Deed the following two courses: South 50°54'57" West 160.00 feet to the most Westerly Corner; and South 54°43'03" East 128.24 feet (125.00 feet more or less record) to the Northwesterly Line of Highlands Addition No. 3 as it exists on the ground; thence South 49°54'57" West 102.18 feet along said Northwesterly Line to the Most Westerly Corner thereof; thence along the Westerly Line of Highlands Addition No. 3 as it exists on the ground the following two courses: South 41°43'03" East 435.00 feet; and South 30°43'03" East 10.01 feet to the Most Northerly Corner of Highlands West Subdivision; thence along the Northwesterly boundary lines of said subdivision the following six courses: South 55°43'17" West 495.64 feet: Southeasterly along the arc of a 180.00 foot radius curve to the right a distance of 37.35 feet (Center bears South 67°09'10" West, Central Angle equals 11°53'16" and Long Chord bears South 16°54'12" East 37.28 feet); South 10°57'35" East 148.46 feet: Southwesterly along the arc of a 180.00 foot radius curve to the right a distance of 197.01 feet (Center bears South 79°02'27" West. Central Angle equals 62°42'33" and Long Chord bears South 20°23'44" West 187.32 feet): South 51°45'03" West 104.43 feet: and Southwesterly along the arc of a 170.00 foot radius curve to the left a distance of 88.86 feet (Center bears South 38°14'59" East, Central Anale eauals 29°56'54" and Lona Chord bears South 36°46'34" West 87.85 feet): thence South 89°17'32" West 370.02 feet: thence North 2°46'22" West 309.11 feet: thence North 24°19'52" West 338.27 feet: thence North 7°19'29" East 794.93 feet: thence South 88°49'37" West 127.90 feet: thence North 89°41'15" West 1300.39 feet: thence North 358.67 feet: thence West 661.19 feet to the Sixteenth Section Line: thence North 0°20'03" Fast 2498.10 feet along said Sixteenth Section Line to the South Line of said Section 15; thence North 41°38'46" East 1307.77 feet; thence North 82°19'04" East 639.59 feet; thence North 51°57'28" East 722.72 feet; thence South 54°50'26" East 1098.21 feet; South 26°01'31" East 571.80 feet; thence South 89°48'42" East 749.64 feet to the West line of Section 14 of said Township and Range; thence South 0°00'34" West 304.99 feet along said West line to said stone and the point of beginning.

Contains 14,382,381 sq. ft.

or 330.174 acres

Parcel 3

A part of the West Half of Section 14 and the East Half of Section 15, Township 5 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in Morgan County, Utah:

Beainning at a Stone found marking the Northwest corner of Section 23 of said Township and Range, located 5302.49 feet North 89°15'39" West along the South line of said Section 14 from a Brass Cap Monument found marking the Southeast corner of said Section 14: said Brass Cap monument is located 10595.74 feet South 89°53'07" East from a rebar with a cap stamped Mountain Engineering found marking the Southwest corner of Section 15 of said Township and Range: and running thence North 0°00'34 East 304.99 feet glong the West line of said Section 14: thence North 89°48'42" West 271.99 feet: thence North 30°00'00" West 1025.61 feet: thence North 646.26 feet; thence North 23°53'00" East 680.57 feet; thence North 16°44'15" West 1053.43 feet: thence North 30°38'38" East 1068.83 feet: thence South 47°35'47" East 1589.19 feet to the Southwesterly line of Trapper's Loop Road: thence along said Southwesterly line the following two courses: South 22°12'22" West 326.11 feet to a point on a curve: and Southeasterly along the arc of a 961.62 foot radius curve to the left a distance of 487.70 feet (Center bears North 89°08'50" East, Central Angle equals 29°03'29" and Long Chord bears South 15°22'54" East 482.49 feet); thence South 2563.97 feet to the South line of said Section 14; thence North 89°15'39" West 910.50 feet to said stone and the point of beginning.

> Contains 5,852,006 sq. ft. or 134.343 acres

Phase 4

A part of the Northwest Quarter of Section 14 and the Northeast Quarter of Section 15, Township 5 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in Morgan County, Utah:

Beainning at a point on the North line of said Section 15. located 5452.88 feet North 0°26'40" East along the West line of said Section 15 to an existing rebar with a cap stamped Mountain Engineering found marking the Northwest Corner of said Section 15; and 2894.83 feet South 88°59'33" East along said North line from an existing rebar with a cap stamped Mountain Engineering found marking the Southwest corner of Section 15: said rebar with cap is located 10595.74 feet North 89°53'07" West from a Brass Cap monument found markina the Southeast corner of said Section 14; and running thence South 88°59'33" East 2358.23 feet to a stone pile found marking the Northeast corner of said Section 15; thence South 89°19'09" East 1597.35 feet to the Westerly line of Trapper Loop Road; thence along said Westerly line the following four courses: South 24°27'18" West 385.28 feet; South 18°02'45" West 931.91 feet; South 14°34'41" West 397.86 feet; and South 22°12'22" West 381.23 feet; thence North 47°35'47" West 1589.19 feet; thence South 30°38'38" West 1068.83 feet; thence West 903.06 feet; thence North 450.50 feet; thence West 641.36 feet; thence North 1432.63 feet to the point of beginning.

> Contains 5,725,342 sq. ft. or 131.436 acres

Phase 5

A part of Section 15, Township 5 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in Morgan County, Utah:

Beainning at a point on the North line of said Section 15. located 5452.88 feet North 0°26'40" East glong the West line of said Section 15 to an existing rebar with cap stamped Mountain Engineering found marking the Northwest Corner of said Section 15: and 1547.88 feet South 88°59'33" East along said North line from a rebar with a cap stamped Mountain Engineering found marking the Southwest corner of said Section 15; said rebar with cap is located 10595.74 feet North 89°53'07" West from a Brass Cap monument found marking the Southeast corner of said Section 14; and running thence South 88°59'33" East 1346.95 feet glong the North line of said Section 15; thence South 1432.65 feet; thence South 15°00'00" West 955.45 feet; thence South 30°00'00" East 872.08 feet; thence South 600.00 feet; thence South 54°50'26" East 330.15 feet; thence South 51°57'28" West 722.72 feet; thence South 82°19'04" West 639.59 feet; thence North 48°21'14" West 1891.59 feet; thence North 1805.36 feet; thence North 46°15'39" East 1122.69 feet: thence North 616.89 feet to the point of beginning.

> Contains 7,974,357 sq. ft. or 183.066 acres

Proiect Phase Boundary Descriptions

Phase 6

A part of Section 22, Township 5 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in Morgan County, Utah:

Beginning at a point located 1323.28 feet South 89°41'15" East along the North line of said Section 22 to a Sixteenth Section line; and 2498.10 feet South 0°20'03" West along said Sixteenth Section line from a rebar with a cap stamped Mountain Engineering found marking the Northwest corner of said Section 22: said rebar with cap is located 10595.74 feet North 89°53'07" West from Brass Cap monument found marking the Northeast corner of Section 21; and running thence East 661.19 feet; thence South 358.67 feet: thence South 89°41'15" East 1300.39 feet: thence North 88°49'37" East 127.90 feet; thence South 7°19'29" West 794.93 feet; thence South 24°19'52" East 338.27 feet; thence South 2°46'22" East 310.22 feet to the Northerly Line of Highland West Subdivision; thence along the boundary lines of said Subdivision the following five courses: South 89°25'28" West 265.86 feet; South 0°38'38" West 322.45 feet; South 38°53'26" East 430.26 feet; South 42°49'00" East 428.13 feet; and South 43°04'03" Fast 23.96 feet to the South Line of said Section 22: thence South 89°58'47" West 1147.49 feet along said South line to a threaded rod in a post found marking the South Quarter Corner of said Section 22: thence North 0°22'49" East 1313.26 feet along the Quarter Section line to an angle point in the Northerly Boundary of The Heights at Whisper Ridge Subdivision PUD as it exists on the ground: thence glong said Northerly Boundary of said PUD the following four courses: North 89°21'30" West 527.81 feet: North 0°25'52" West 460.98 feet; thence North 64°59'57" West 232.53 feet; thence North 79°16'54" West 584.41 feet to the Sixteenth Section Line; thence North 0°20'03' East 774.56 feet along the Sixteenth Section Line to the point of beginning

> Contains 3,010,066 sq. ft. or 69.102 acres

Phase 7

A part of Section 23 and the Southwest Quarter of Section 14 and the Northwest of Quarter of Section 26, Township 5 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in Morgan County, Utah:

Beginning at the South Quarter Corner of said Section 14, located 2651.26 feet North 89°15'39" West along the South line of said Section 14 from a Brass Cap Monument found marking the Southeast corner of said Section 14: said Brass Cap monument is located 10595.74 feet South 89°53'07" East from a rebar with a cap stamped Mountain Engineering found marking the Southwest corner of Section 15 of said Township and Range; and running thence South 89°15'39" East 124.88 feet along the South line of said Section 14 to the projection of the West Boundary Line of Trappers Pointe PRUD Plat A: thence South 1634.43 feet along said West Boundary Line of said Plat A and Plat B to the Southwesterly Corner of said Plat B: thence North 88°41'40" East 685.16 feet to the West Line of Frontier Estates as deeded to Kirk Smith by document recorded as Entry Number 151263 and deeded to Derrick Helsten by document recorded as Entry Number 161747 and corrected by Affidavit recorded as Entry Number 161612; thence along the boundary lines of said Frontier Estates the following two courses: South 2°33'36" West 847.74 feet to the Southwesterly Corner thereof; and South 87°23'54" East 517.85 feet to a Southeasterly Corner thereof also being an angle point in the West boundary of the Range Infrastructure District E recorded as Entry Number 166706; thence along said boundary the following two courses: South 0°44'14" Fast 397.92 feet to the Southwesterly Corner thereof: and North 84°59'48" Fast 5.22 feet to the intersection of the Sixteenth Section line: thence South 0°31'00" West 1427.91 feet along said Sixteenth Section line to an old established boundary line as staked on the ground and evidenced by existing rebars with caps alongside an old boundary line fence monumenting the Sixteenth Section line as it exists on the ground; thence along said old established boundary line and Sixteenth Section Line fence the following two courses: South 0°07'33" West 203.64 feet; and South 0°23'35" West 786.49 feet to the Section line; thence North 89°36'25" West 1326.25 feet along the Section Line to the South Quarter Corner of Said Section 23; thence continuing North 89°36'25" West 678.42 feet along the Section Line; thence South 0°23'35" West 150.54 feet to the Northeast Corner of the 1984 Warranty Deed to Jack B. Parsons Companies Property as recorded in Book 46, Page 55 of Official Records; thence along the boundary lines of said Property the following two courses: South 0°19'45" West 158.00 feet; and South 56°39'45" West 220.00 feet; thence South 0°59'58" West 10.84 feet to the most Northerly Corner of Point View No. 2 PRUD; thence along the Northerly boundary Line of said PRUD the following two courses: South 64°50'49" West 118.56 feet; and South 56°38'17" West 123.40 feet to an angle point in the Northeasterly Line of Point View Subdivision; thence North 48°15'00" West 266.11 feet along said Northeasterly Line to the Most Northerly Corner of said Point View Subdivision; thence North 8°41'17" West 540.86 feet along the Easterly boundary Line of the property described of record as the Steven Argo Property to the Northerly Line of previously referenced 1984 Warranty Deed to Jack B. Parsons Companies Property; thence North 53°40'15" West 341.92 feet along said Northerly Line to the Easterly boundary Line of Highlands Addition No. 1 as it exists on the ground; thence North 0°16'57" East 1817.62 feet along said Easterly Line to the Easterly Point common to Lots 16 and 17 as adjusted by the 2005 Lot Line Adjustment amending lot Lines within said Highlands Addition No. 1; thence along the adjusted boundary Lines of said Lot Line Adjustment the following three courses: South 89°43'03" East 30.00 feet; North 0°16'57" East 214.81 feet; and North 89°43'03" West 30.00 feet to an anale point in the Easterly boundary Line of said Highlands Addition No. 1; thence along said Easterly boundary Line the following two courses: North 50°16'57" East 225.00 feet; North 17°34'57" East 663.44 feet to the Northeasterly Corner of said Highlands Addition No. 1; thence along the Easterly boundary of original Brewer Property as recorded by 2021 Warranty Deed in Book 384 Page 739 and corrected by Affidavit recorded in Book 390 Page 66 of official Records the following two courses: North 4°34'57" East 340.00 feet: and North 13°42'51" West 306.22 feet to the Easterly Corner common with the original Simonsen Property as recorded by 2004 Quit Claim Deed in Book 210 Page 279 of Official Records and otherwise referenced as the Remainder Parcel 2 as it adjoins the 2004 Woodland Heights Estates Subdivision as it is staked on the ground; thence North 19°29'37" West 586.01 feet along the Easterly Line of said Parcel to the Southerly Corner common to Lots 26 and 29 of said Woodland Heights Estates Subdivision as it is staked on the ground; thence along the Southerly and Easterly boundary Lines of said Lot 26 as Amended the following three courses: North 82°10'48" East 50.00 feet; North 27°07'04" East 170.00 feet; and North 9°39'10" East 136.57 feet to the Southeasterly Corner common with Lots 25 and 26 of said Woodland Heights Estates as it is staked on the ground; thence along the boundary Lines of said Woodland Heights Estates as it is staked on the ground the following three courses: North 27°07'04" East 76.97 feet; North 20°54'22" West 151.86 feet; and North 66°26'33" West 119.44 feet to the Southeast Corner of Lot 23-A as amended in 2015 by the official Amended Plat No. 2 and as it exists on the around; thence North 27°01'05" West 257.03 feet along the Northeasterly Line of said Amended Lot 23-A to the most Northerly corner of said Lot being a point on a curve; thence Westerly along the arc of a 120.00 foot radius curve to the left a distance of 51.07 feet (Center bears South 5°25'06" East. Central Anale equals 24°22'56" and Long Chord bears South 72°23'26" West 50.68 feet) along the Northerly line of said Lot 23—A as it exists on the ground; thence North 27°01'05" West 60.05 feet along the Easterly line of Woodland Drive as it is staked on the ground; thence along the boundary lines of said Woodland Heights Estates as it is staked on the ground the following four courses: Southwesterly along the arc of a 180.00 foot radius curve the left a distance of 77.80 feet (Center bears South $28^{\circ}52^{\circ}21^{\circ}$ East. Central Angle equals $24^{\circ}45^{\circ}48^{\circ}$ and Long Chord bears South $48^{\circ}44^{\circ}45^{\circ}$ West 77.19 feet); North $54^{\circ}35^{\circ}35^{\circ}$ West 254.70 feet; South $38^{\circ}17^{\circ}04^{\circ}$ West 669.47 feet; and South $55^{\circ}04^{\circ}41^{\circ}$ West 332.17 feet to the West line of said Section 23; thence North 0°26'28" East 774.36 feet along said West line to a stone found marking the Northwest corner of said Section 23; thence South 89°15'39" East 1566.63 feet along the North line of said Section 23; thence North 0°44'21" East 250.00 feet; thence South 89°15'39" East 500.00 feet; thence South 0°44'21" West 250.00 feet to the Section Line; thence South 89°15'39" East 584.60 feet along said Section Line to the South Quarter Corner and the point of beginning.

or 305.956 acres

Phase 8

A part of The West Half of Section 15 and the East Half of Section 16, Township 5 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in Morgan County, Utah:

Beainning at a point on the West line of said Section 15. located 1363.22 feet North 0°26'40" East along said West line from a rebar with a cap stamped Mountain Engineering found marking the Southwest corner of said Section 15; said rebar with cap is located 10595.74 feet North 89°53'07" West from a Brass Cap monument found marking the Southeast corner of said Section 14; and running thence North 45°23'58" West 2507.87 feet: thence North 29°37'31" East 2686.18 feet to the North line of said Section 16: thence South 89°14'57" East 489.57 feet to a rebar with cap stamped Mountain Engineering found marking the Northwest corner of said Section 15; thence South 88°59'33" East 1547.88 feet along the North line of said Section 15; thence South 616.89 feet; thence South 46°15'39" West 1122.69 feet; thence South 1805.36 feet; thence South 41°38'46" West 1156.04 feet to said West line and the point of beginning.

Contains 7.816.175 sq. ft.

or 179.435 acres

Phase 9

A part of the East Half of Section 15, Township 5 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in Morgan County, Utah:

Beginning at a point located 304.99 feet North 0°00'34" East along the East line of said Section 15; and 271.99 feet North 89°48'42" West from a Stone found marking the Northwest corner of Section 23 of said Township and Range; said stone is located 5302.49 feet North 89°15'39" West along the North line of said Section 23 from a Brass Cap Monument found marking the Northeast corner of said Section 23: said Brass Cap monument is located 10595.74 feet South 89°53'07" East from a rebar with a cap stamped Mountain Engineering found marking the Southwest corner of said Section 15; and running thence North 89°48'42" West 477.66 feet; thence North 26°01'31" West 571.80 feet; thence North 54°50'26" West 1428.37 feet; thence North 600.00 feet; thence North 30°00'00' West 872.08 feet; thence North 15°00'00" East 955.45 feet; thence East 641.36 feet; thence South 450.50 feet; thence East 903.06 feet; thence South 16°44'15" East 1053.43 feet; thence South 23°53'00" West 680.57 feet; thence South 646.26 feet; thence South 30°00'00" East 1025.61 feet to the point of beginning.

> Contains 4,327,502 sq. ft. or 99.346 acres

Phase 10

A part of Sections 15, 16 and 21, Township 5 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, in Morgan County, Utah:

Beginning at a rebar with cap stamped Mountain Engineering found marking the Southwest corner of said Section 15; said rebar with cap is located 10595.74 feet North 89°53'07" West from Brass Cap monument found marking the Southeast corner of Section 14; and running thence South 0°17'16" West 5232.33 feet along the East line of said Section 21 to an Iron Pipe found marking the Southeast corner of said Section 21: thence North 89°43'44" West 660.01 feet along the Section Line as projected to the West Line of the East Half of the East Half of the East Half of said Section 21: thence North 0°17'16" East 1635.10 feet (1650 feet record) along said West Line; thence North 89°43'44" West 440.01 feet; thence North 0°17'16" East 392.43 feet (396 feet record); thence North 89°43'44" West 220.00 feet; thence South 0°17'16" West 392.43 feet (396 feet record); thence North 89°43'44" West 660.01 feet; thence North 0°17'16" East 584.67 feet (590 feet record); thence South 89°43'44" East 440.01 feet; thence North 0°17'16" East 396.39 feet (400 feet record) to the Quarter Section Line; thence North 89°43'44" West 440.01 feet along said Quarter Section Line to the West Line of the East Half of the West Half of the East Half of said Section 21; thence North 0°17'16" East 1308.08 feet along said West Line to the projected Sixteenth Section Line as calculated; thence North 89°43'44" West 1320.02 feet to the West Line of the East Half of the East Half of Section 21: thence North 0°17'16" East 1308.08 feet alona said West Line to the South Line of said Section 16: thence North 0°26'42" East 683.36 feet along the West Line of the East Half of the West Half of Section 16 to the South Line of the North Half of the South Half of the South Half of Section 16: thence North 89°41'54" West 1320.01 feet along said South Line to the West Line of the East Half of the West Half of the West Half of Section 16: thence North 0°26'43" East 684.06 feet along said West Line to the Sixteenth Section Line; thence North 89°40'05" West 660.00 feet along the Sixteenth Section Line to the Section Line; thence North 0°26'43" East 1368.82 feet along the Section Line to the West Quarter Corner of said Section 16; thence continuing North 0°26'43" East 2737.63 feet along the Section Line to the Northwest Corner of said Section 16; thence South 89°43'22" East 1016.29 feet along the North Line of said section 16; thence South 0°42'17" West 1417.31 feet; thence South 89°43'22" East 1547.31 feet to and along the South Line of the Bindrup Property to the Southeast Corner thereof: thence along the Easterly and Northerly boundaries of said Bindrup Property the following two courses: North 0°42'17" East 335.11 feet to the Northeasterly Corner thereof; and North 89°43'22" West 130.00 feet to the Northwesterly Corner thereof; thence North 0°42'17" East 1082.20 feet to the North Line of said Section 16; thence South 89°43'22" East 206.40 ft along the Section Line to the North Quarter of said Section 16; thence South 89°14'57" East 2150.43 feet along the North line of said Section 15; thence South 29°37'31" West 2686.18 feet; thence South 45°23'58" East 2507.87 feet; thence North 41°38'46" East 1156.04 feet; thence South 48°21'14" East 1891.59 feet; thence South 41°38'46" West 1307.77 feet to the North line of Section 22 of said Township and Range; thence North 89°41'15" West 1323.28 feet along said North line to said rebar with cap stamped Mountain Engineering, being said Southwest Corner of Section 15 and the point of

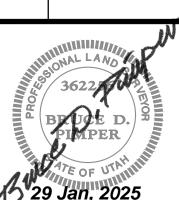
> Contains 33,666,132 sq. ft. or 772.868 acres

Designed by: JC Drafted by: SM. TC Client Name:

21-074 City of Nine Springs



Sprir



28 Jan, 2025



REVISIONS

No. yy/mm/day DESCRIPTION

Stamp

Designed By:	CS
Drawn By:	BP
Date:	01/
Checked By:	CS
Project No:	21-

Drawing Title

MASTER

PLAN

Drawing number

LS101



REVISIONS

No. yy/mrviday DESCRIPTION

Stamp

Designed By: CS, BP
Drawn By: BP, TH
Date: 01/28/2025
Checked By: CS
Project No: 21-135

Drawing Title
PHASE 1

PHASE 1

Drawing number LS102



REVISIONS

NO. yylmmiday DESCRIPTION

Stamp

Designed By: CS, BP
Drawn By: BP, TH
Date: 01/28/2025
Checked By: CS
Project No: 21-135

Drawing Title
PHASE 2

Drawing number

S103



REVISIONS

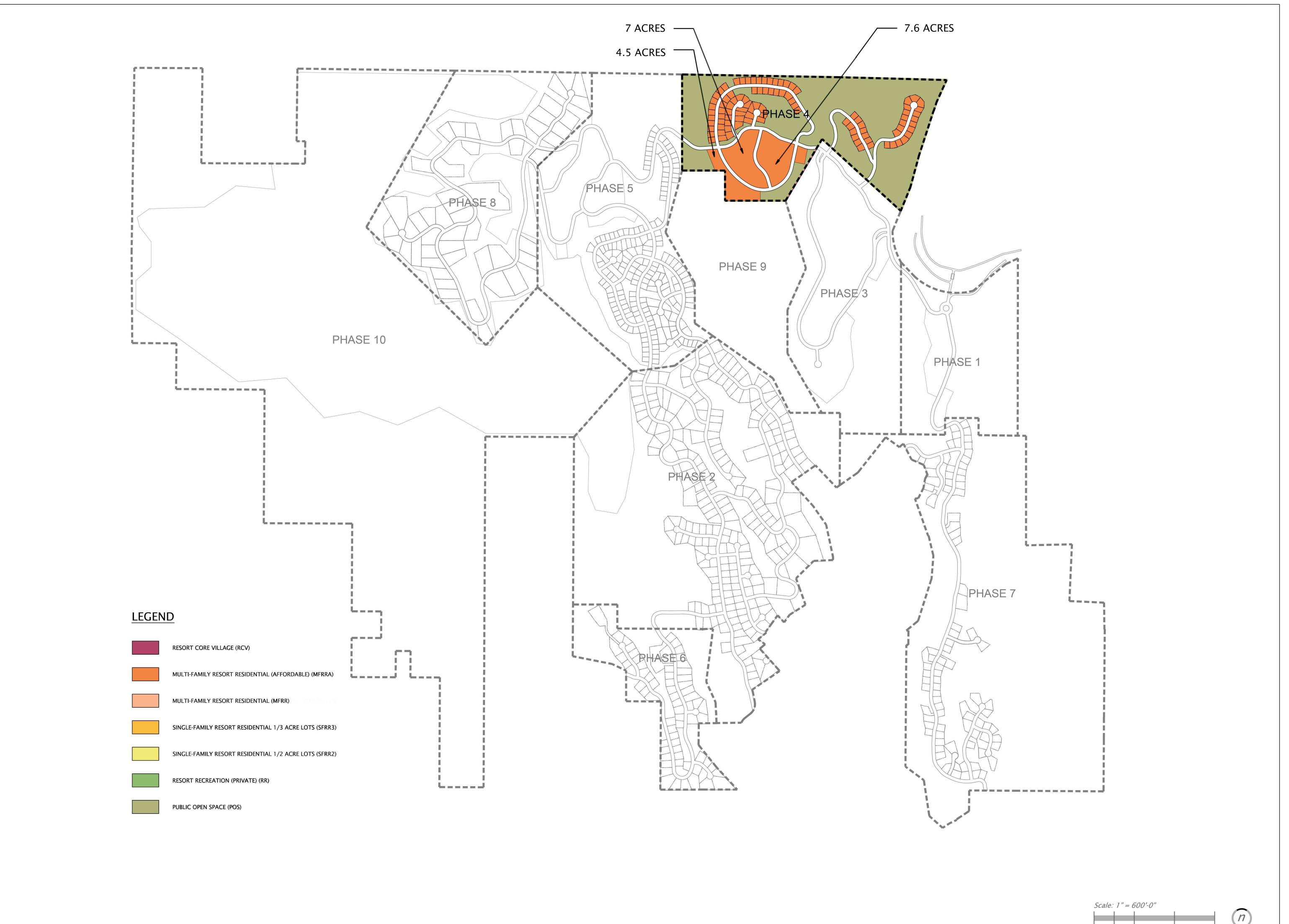
No. yy/mwiday DESCRIPTION

Stamp

Designed By: CS, BP
Drawn By: BP, TH
Date: 01/28/2029
Checked By: CS
Project No: 21-135

Drawing Title
PHASE 3

Drawing number IS104





REVISIONS

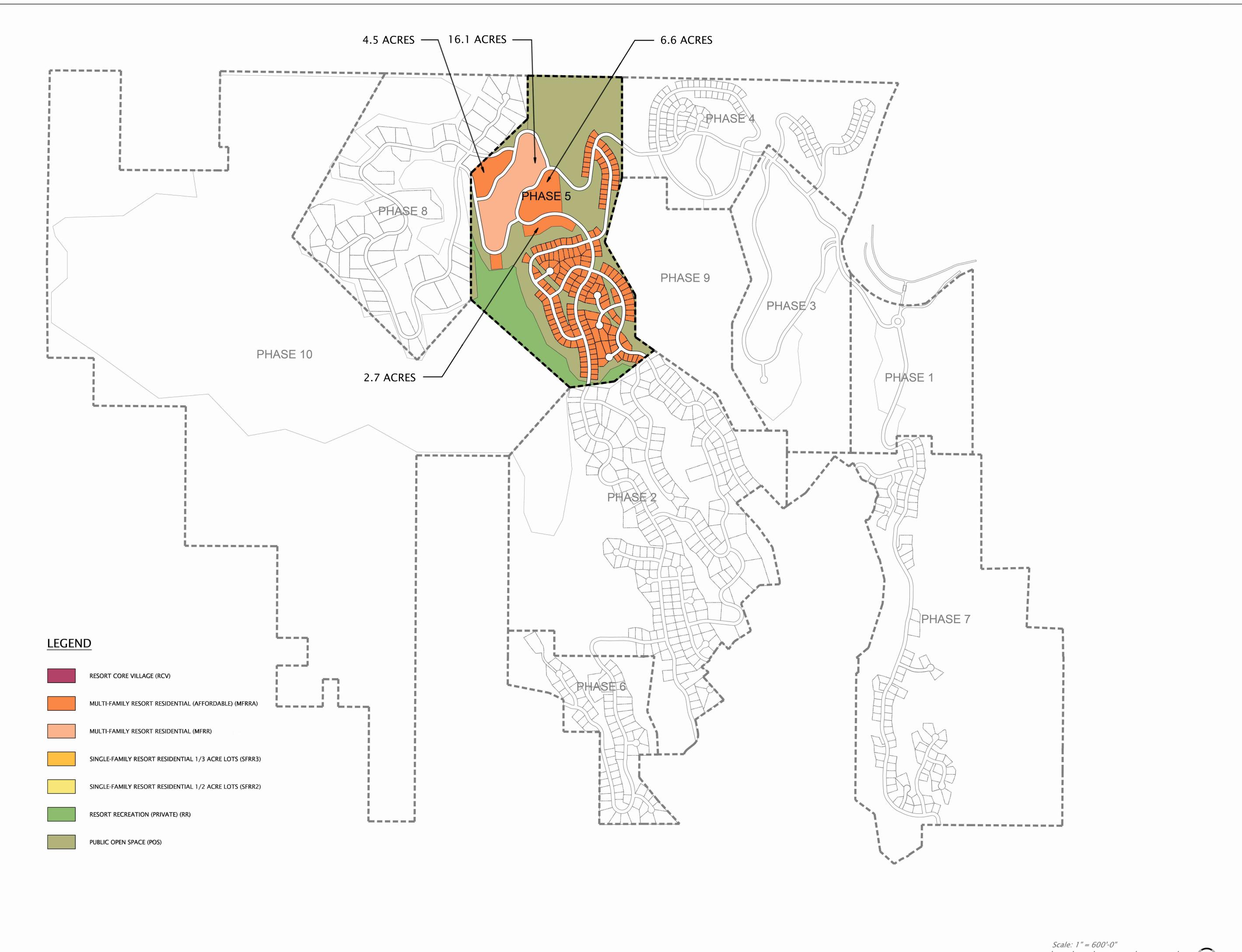
No. yy/mm/day DESCRIPTION

Designed By: CS, BP
Drawn By: BP, TH
Date: 01/28/202
Checked By: CS
Project No: 21-135

Drawing Title
PHASE 4

Drawing number

S 105



REVISIONS

NO. yy/mm/day DESCRIPTION

Stamp

Designed By: CS, BP
Drawn By: BP, TH
Date: 01/28/2029
Checked By: CS
Project No: 21-135

Drawing Title
PHASE 5

Drawing number



REVISIONS

NO. yylimiday DESCRIPTION

Stamp

Designed By: CS, BP
Drawn By: BP, TH
Date: 01/28/2029
Checked By: CS
Project No: 21-135

Drawing Title
PHASE 6

Drawing number



REVISIONS

NO. yy/mm/day DESCRIPTION

Stamp

Designed By: CS, BP
Drawn By: BP, TH
Date: 01/28/20
Checked By: CS
Project No: 21-135

Drawing Title
PHASE 7

Drawing number LS108



REVISIONS

NO. yylmniday DESCRIPTION

Stamp

Designed By: CS, BP
Drawn By: BP, TH
Date: 01/28/2025
Checked By: CS
Project No: 21-135

Drawing Title
PHASE 8

Drawing number



REVISIONS

NO. yylimiday DESCRIPTION

Designed By: CS, BP
Drawn By: BP, TH
Date: 01/28/2025
Checked By: CS
Project No: 21-135

Drawing Title
PHASE 9

Drawing number



OF NINE

PHASE 10

EXHIBIT B

Unit Tables

PHASE#	KEY	LAND USE	LAND AREA (ACRES)	COMM. (SF)	HOTEL UNITS	YURT UNITS	CONDO & MULTI-FAMILY UNITS	SINGLE-FAMILY DETACHED UNITS	AFFORDABLE HOUSING UNITS	TOTAL ALL DWELLING UNITS	DENSITY (DWELLING UNITS PER ACRE)
		Condo/Multi-Family Resort Residential	10.7	, ,			254				,
		Rights-of-Way	4.3								
		Resort Recreation/Public Open Space	74.2								
	Sub-Totals		89.2	0	0	0	254	0	0	254	2.85
Phase 2	SFRR3	Single Famly Resort Residential 1/3 Acre Lots	118.7					234			
		Rights-of-Way	25.5								
		Resort Recreation/Public Open Space	186.0								
	Sub-Totals	- Indication and the appropriate and appropria	330.2	0	0	0	0	234	0	234	0.71
	045 101410		333.2		1				•	201	3,72
Phase 3	*RCV	Mixed Use, Condo, Commercial, Hotel, Office	73.0	105,000.000	600		680				
		Rights-of-Way	10.0	100,000.000			350				
		Resort Recreation/Public Open Space	51.3								
	Sub-Totals	nesort necreation/r abite open opace	134.3	105,000.000	600	0	680	0	0	1280	9.53
	Oub-Totats		104.0	100,000.000	000	U	000	U	· ·	1200	3.30
Phase 4	*MFRR	Condo/Multi-Family Resort Residential	38.8				204	95	1		
		Rights-of-Way	14.0				204	- 55			
		Resort Recreation/Public Open Space	78.6			 					
	Sub-Totals	neson necreation/rubite Open Space	131.4	0	0	0	204	95	0	299	2.28
	Sun-10tats		131.4	U	U	U	204	90	U	233	2,20
Phase 5	*MFRR	Condo/Multi-Family Resort Residential	69.5	1	1	T	106	182	T		
							106	182	200		
		Multi-Family Resort Residential Affordable	31.3						290		
		Rights-of-Way	21.0								
		Resort Recreation/Public Open Space	61.3				400	400	202	570	0.40
	Sub-Totals		183.1	0	0	U	106	182	290	578	3.16
DI O	05550	To: 4 5 1 B 1 B 1 B 1 B 1 B 1 B 1 B 1 B 1 B 1	1 00.7	1	1	ī	T T	70			
Phase 6		Single Famly Resort Residential 1/3 Acre Lots	29.7					70			
		Rights-of-Way	6.5								
		Resort Recreation/Public Open Space	32.9		_		_				
	Sub-Totals		69.1	0	0	0	0	70	0	70	1.01
		Ta	T	T	T	T					
		Single Famly Resort Residential 1/3 Acre Lots	32.7					92			
		Rights-of-Way	11.4								
		Resort Recreation/Public Open Space	261.9								
	Sub-Totals		306.0	0	0	0	0	92	0	92	0.30
		T		1	1	1					
Phase 8		Single Famly Resort Residential 1/2 Acre Lots	68.7					50			
		Rights-of-Way	12.2								
		Resort Recreation/Public Open Space	98.5								
	Sub-Totals		179.4	0	0	0	0	50	0	50	0.28
			1	1	1	1					
		Resort Recreation/Public Open Space	99.3								
	Sub-Totals		99.3	0	0	0	0	0	0	0	0.00
Phase 10	*RR/POS	Resort Recreation/Public Open Space	772.9			30					
	Sub-Totals		772.9	0	0	30	0	0	0	30	0.04
	*Hotel, Mixe	d Use, Office, Commercial, Yurt, Condo/Multi Famil	y Residential lot layouts su	bject to site plan app	oroval.						
		TOTALS	0.004.0.4.2.2	105 000 0 5	GOO Ureite	20 V	1.044 Units	700 Units	000 Units	0.00711mit-	4.00 Units /A
		TOTALS	2,294.9 Acres	105,000 Sq. Ft.	600 Units	30 Yurts	1,244 Units	723 Units	290 Units	2,887 Units	1.26 Units/Acre

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CLIENT

STATE ROAD 167 MORGAN COUNTY, UT

MASTER PLAN TABULATIONS

EXHIBIT C

Municipality Proximity Map



REVISIONS

No. yy/mm/day DESCRIPTION

Stamp

Designed By: CS, BP
Drawn By: BP, TH
Date: 01/28/20:
Checked By: CS
Project No: 21-135

PROJECT
PROXIMITY
MAP

Drawing number

LS301