

**FEASIBILITY REQUEST FOR THE CREATION OF
A PRELIMINARY MUNICIPALITY**

January 1, 2026

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

The undersigned (the "**Applicant**") hereby applies for the creation of a new Preliminary Municipality ("**Preliminary Municipality**") pursuant to the Utah Code, Title 10, Chapter 2a, Part 5, Utah Code annotated 1953 (Utah Code § 10-2a-502(1)).

I. Applicant; Contact Sponsor

Applicant / Owner(s):

Christensen Mountain Properties, L.L.C., a Utah limited liability company
8327 S. Maple Water Dr.
West Jordan, UT 84081
Phone No. 801-203-0231

Primary Contact / Sponsor:

Greg Whitehead
2901 Bluegrass Blvd., #410
Lehi, UT 84043
Phone No. 801-203-0231
Email: greg@philo.ventures

With a copy to:

Snell & Wilmer LLP
Attn: Craig Jenson
15 West South Temple, Suite 1200
Salt Lake City, UT 84101
Phone No. 801-257-1900
Email: cjenson@swlaw.com

The above and undersigned Applicant represents 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 Applicant requests that the initial boundaries of the proposed Preliminary Municipality include all of the real property depicted and described in Exhibit A-1 (Utah Code

§ 10-2a-502(5)(e)(i).

III. Description of the Preliminary Municipality

Pursuant to Utah Code § 10-2a-502(5)(d), the Applicant provides the following description of the Preliminary Municipality area. The Preliminary Municipality will be located at least 0.25 miles outside of Heber City, Utah, and is comprised of approximately 2,696.24 acres. The Preliminary Municipality will include a varied mix of uses including open space and parks, nightly rental / 'glamping' resorts, a hotel, civic buildings, commercial areas, and a mix of residential unit types, including affordable housing and a wide range of single-family home lots from 0.25 to 2.5 acres, 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-2 and Exhibit A-3.

Phase 1 will include approximately 82 single family homes, a hotel with approximately 200 rooms, and approximately 100 nightly rental and/or glamping units spread over approximately 145.76 acres as depicted and described as Phase 1A, Phase 1B, and Phase 1C on Exhibit A-2 and Exhibit A-3, page 2.

Phase 2 will include approximately 100 nightly rental and/or glamping units within approximately 17.17 acres as depicted and described on Exhibit A-2 and Exhibit A-3, page 2.

Phase 3 will include approximately 150 single family homes on approximately 150.32 acres as depicted and described on Exhibit A-2 and Exhibit A-3, page 2.

Phase 4 will include approximately 101 single family homes on approximately 25.21 acres as depicted and described on Exhibit A-2 and Exhibit A-3, page 2.

Phase 5 will include approximately 122 single family homes on approximately 255.78 acres as depicted and described on Exhibit A-2 and Exhibit A-3, page 3.

Phase 6 will include approximately 81 single family homes on approximately 459.91 acres as depicted and described on Exhibit A-2 and Exhibit A-3, page 3.

Phase 7 will include approximately 88 single family homes on approximately 106.54 acres as depicted and described on Exhibit A-2 and Exhibit A-3, page 3.

Phase 8 will include approximately 88 single family homes on approximately 213.19 acres as depicted and described on Exhibit A-2 and Exhibit A-3, page 3.

Phase 9 will include approximately 101,408 square feet of commercial space on approximately 15.52 acres as depicted and described on Exhibit A-2 and Exhibit A-3, page 2.

Phase 10 will include approximately 52,468 square feet of commercial space on approximately 8.03 acres as depicted and described on Exhibit A-2 and Exhibit A-3, page 2.

At least two (2) additional future phases will include a varied mix of uses, including open space and parks, and potentially including nightly rental resorts, hotel, civic buildings, commercial areas, and a mix of residential unit types, including additional affordable housing and a wide range of single-family home lots, and resort-type uses on approximately 1,298.49 acres as depicted and described as Future Phase A and Future Phase B on Exhibit A-2 and Exhibit A-3, pages 2 and 4.

IV. Map of Preliminary Municipality

An accurate map and other supporting documents, prepared by a licensed surveyor are attached hereto as Exhibit A-1, Exhibit A-2, Exhibit A-3 and show:

- A legal description and 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 Exhibit A-2 and on the attached Exhibit B (Utah Code § 10-2a-502(5)(e)(iii)).

V. Applicant's Statements

The Applicant hereby states that:

- (a) Those signing on behalf of the entity owner(s) are authorized to do so;
- (b) The Applicant is the owner 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 within the Preliminary Municipality (Utah Code § 10-2a-502(2)(d)(i));
- (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 0.25 miles away from the closest municipality, Heber City, as depicted on the attached Exhibit A-3, page 1 and 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 Applicant intends 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 Wasatch 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));

(l) The area comprising the Preliminary Municipality is not the subject of a completed feasibility study or supplemental feasibility study that qualifies to proceed under Utah Code § 10-2a-205(5)(a) (Utah Code § 10-2a-502(3)(b)); and

(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-504(4) (Utah Code § 10-2a-502(3)(c)).

VI. Applicant's Consent; Designation of Primary Sponsor Contact

The Applicant, as the owner of 100% of the land comprising the Preliminary Municipality, hereby consents to the creation of a Preliminary Municipality and including the real property described and depicted in Exhibit A-1 in the proposed preliminary municipality area. The Applicant further designates the undersigned individual as the primary sponsor contact for this Feasibility Request (Utah Code §§ 10-2a-502(2)(d)(i), 10-2a-502(5)(a), and 10-2a-502(5)(c)).

VII. Feasibility Study Request

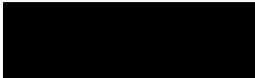
Pursuant to Utah Code § 10-2a-502(5)(f), the Applicant hereby requests that the Lieutenant Governor commission a study to determine the feasibility of incorporating the Preliminary Municipality. The Applicant stands ready and willing to provide any further information necessary to perform the feasibility 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 Applicant has executed this Feasibility Request as of the date indicated above.

CHRISTENSEN MOUNTAIN PROPERTIES,
L.L.C.,
a Utah limited liability company

By: 
Name: Beau Thompson
Its: Manager

THE UNDERSIGNED, a person designated by Christensen Mountain Properties, L.L.C., a Utah limited liability company, consents to be the primary sponsor contact for this Feasibility Request.

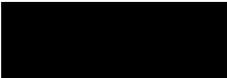

Greg Whitehead, an individual

EXHIBIT A-1

Legal Description and Boundary Map

Exhibit A-1

Legal Description and Boundary Map

As-Surveyed Description

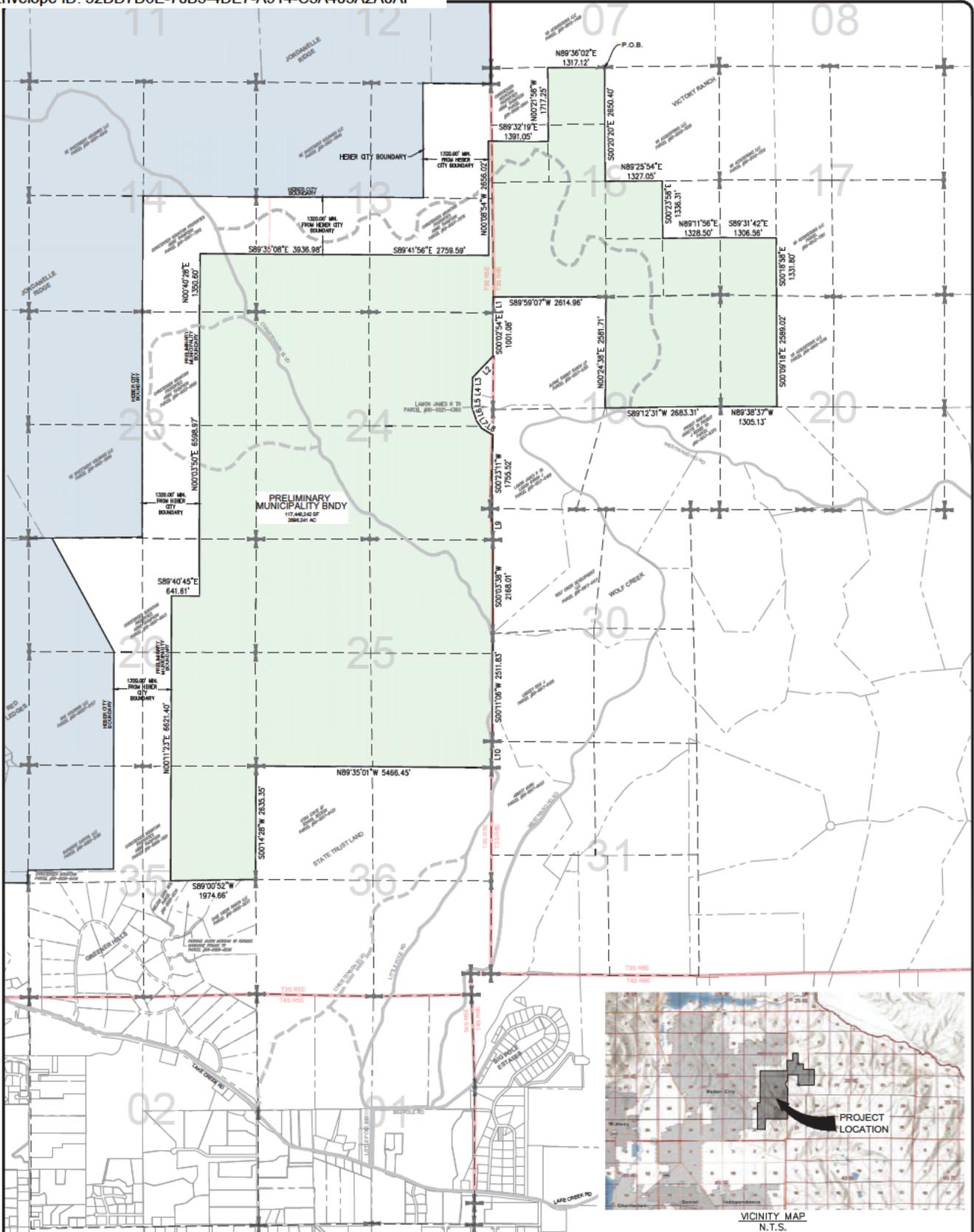
PRELIMINARY MUNICIPALITY LEGAL DESCRIPTION

A PARCEL OF LAND, SITUATED IN PORTIONS OF SECTIONS 17, 18, 19 AND 20, TOWNSHIP 3 SOUTH, RANGE 6 EAST, AND PORTIONS OF SECTIONS 13, 14, 23, 24, 25, 26, 35, TOWNSHIP 3 SOUTH RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE S00°20'20"E 2,650.40 FEET; THENCE N89°25'54"E 1,327.05 FEET; THENCE S00°23'58"E 1,336.31 FEET; THENCE N89°11'56"E 1,328.50 FEET; THENCE S89°31'42"E 1,306.56 FEET; THENCE S00°18'58"E 1,331.80 FEET; THENCE S00°09'18"E 2,589.02 FEET; THENCE N89°38'37"W 1,305.13 FEET; THENCE S89°12'31"W 2,683.31 FEET; THENCE N00°24'38"E 2,581.71 FEET; THENCE S89°59'07"W 2,614.96 FEET; THENCE S00°09'18"W 368.39 FEET; THENCE S00°02'54"E 1,001.08 FEET; THENCE S43°29'40"W 699.70 FEET; THENCE S00°09'43"E 156.56 FEET; THENCE S02°57'04"W 314.83 FEET; THENCE S00°38'14"E 212.13 FEET; THENCE S19°04'41"E 339.16 FEET; THENCE S34°04'53"E 202.04 FEET; THENCE S58°49'44"E 303.90 FEET; THENCE S00°23'11"W 1,755.52 FEET; THENCE S01°07'01"E 679.87 FEET; THENCE S00°03'38"W 2,168.01 FEET; THENCE S00°11'06"W 2,511.83 FEET; THENCE S01°42'46"W 611.41 FEET; THENCE N89°35'01"W 5,466.45 FEET; THENCE S00°14'28"W 2,635.35 FEET; THENCE S89°00'52"W 1,974.66 FEET; THENCE N00°11'23"E 6,621.40 FEET; THENCE S89°40'45"E 641.61 FEET; THENCE N00°03'50"E 6,598.97 FEET; THENCE N00°40'28"E 1,350.60 FEET; THENCE S89°35'08"E 3,936.98 FEET; THENCE S89°41'56"E 2,759.59 FEET; THENCE N00°08'54"W 2,656.02 FEET; THENCE S89°32'19"E 1,391.05 FEET; THENCE N00°21'58"W 1,717.25; THENCE N89°36'02"E 1,317.12 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2,696.241 ACRES, OR 117,448,225 SQUARE FEET



PRELIMINARY MUNICIPALITY LEGAL DESCRIPTION
 A PARCEL OF LAND, SITUATED IN PORTIONS OF SECTIONS 17, 18, 19 AND 20, TOWNSHIP 3 SOUTH, RANGE 6 EAST, AND PORTIONS OF SECTIONS 13, 14, 23, 24, 25, 26, 35, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH ONE-QUARTER CORNER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 6 EAST, SALT LAKE BASE AND MERIDIAN;
 THENCE S00°20'20"E 2,650.40 FEET; THENCE N89°25'54"E 1,327.05 FEET; THENCE S00°23'58"E 1,336.31 FEET; THENCE N89°11'58"E 1,328.50 FEET; THENCE S89°31'42"E 1,306.56 FEET; THENCE S00°18'58"E 1,331.80 FEET; THENCE S00°09'18"E 2,588.02 FEET; THENCE N89°38'27"W 1,308.13 FEET; THENCE S89°12'31"W 2,683.31 FEET; THENCE N00°24'38"E 2,586.71 FEET; THENCE S89°50'07"W 2,614.06 FEET; THENCE S00°02'18"W 263.39 FEET; THENCE S00°52'54"E 1,401.69 FEET; THENCE S42°59'40"E 688.70 FEET; THENCE S00°03'43"E 156.06 FEET; THENCE S02°57'04"W 314.83 FEET; THENCE S00°38'14"E 212.13 FEET; THENCE S19°04'41"E 339.16 FEET; THENCE S34°04'52"E 202.04 FEET; THENCE S88°49'44"E 303.90 FEET; THENCE S00°23'11"W 1,755.93 FEET; THENCE S07°07'01"E 878.87 FEET; THENCE S00°03'38"W 2,165.01 FEET; THENCE S00°11'08"W 2,511.83 FEET; THENCE S89°45'48"W 611.41 FEET; THENCE N89°03'11"W 5,466.45 FEET; THENCE S00°14'00"W 2,635.35 FEET; THENCE S89°00'52"W 1,974.66 FEET; THENCE N00°11'23"E 6,621.40 FEET; THENCE S89°40'45"E 641.61 FEET; THENCE N00°03'50"E 6,598.97 FEET; THENCE N00°40'28"E 1,350.40 FEET; THENCE S89°35'08"E 3,638.98 FEET; THENCE S89°41'36"E 2,756.99 FEET; THENCE N00°08'54"W 2,656.02 FEET; THENCE S89°32'19"E 1,391.05 FEET; THENCE N00°21'58"W 1,717.25 FEET; THENCE N89°36'02"E 1,317.12 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 2,686.241 ACRES, OR 117,448,225 SQUARE FEET

LINE	BEARING	DISTANCE
L1	S00°18'58"E	2,588.02
L2	S42°59'40"E	688.70
L3	S00°03'43"E	156.06
L4	S02°57'04"W	314.83
L5	S00°38'14"E	212.13
L6	S19°04'41"E	339.16
L7	S34°04'52"E	202.04
L8	S88°49'44"E	303.90
L9	S00°23'11"W	1,755.93
L10	S07°07'01"E	878.87
L11	S00°03'38"W	2,165.01
L12	S00°11'08"W	2,511.83
L13	S89°45'48"W	611.41
L14	S00°14'00"W	2,635.35
L15	S89°00'52"W	1,974.66
L16	N00°11'23"E	6,621.40
L17	S89°40'45"E	641.61
L18	N00°03'50"E	6,598.97
L19	N00°40'28"E	1,350.40
L20	S89°35'08"E	3,638.98
L21	S89°41'36"E	2,756.99
L22	N00°08'54"W	2,656.02
L23	S89°32'19"E	1,391.05
L24	N00°21'58"W	1,717.25
L25	N89°36'02"E	1,317.12

LEGEND

- MAJOR ROADS
- PROPOSED MINOR ROADS
- SECTION LINES
- ADJACENT PARCELS
- PRELIMINARY MUNICIPALITY BOUNDARY
- TOWNSHIP & RANGE LINES
- SECTION & QUARTER SECTION CORNER
- HEBER CITY BOUNDARY
- PROPOSED PROPERTY

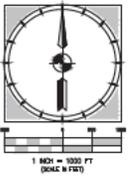


EXHIBIT	PREPARED FOR
A-1	PHILO VENTURES
PROJECT	PROJECT
1	WASATCH HIGHLANDS

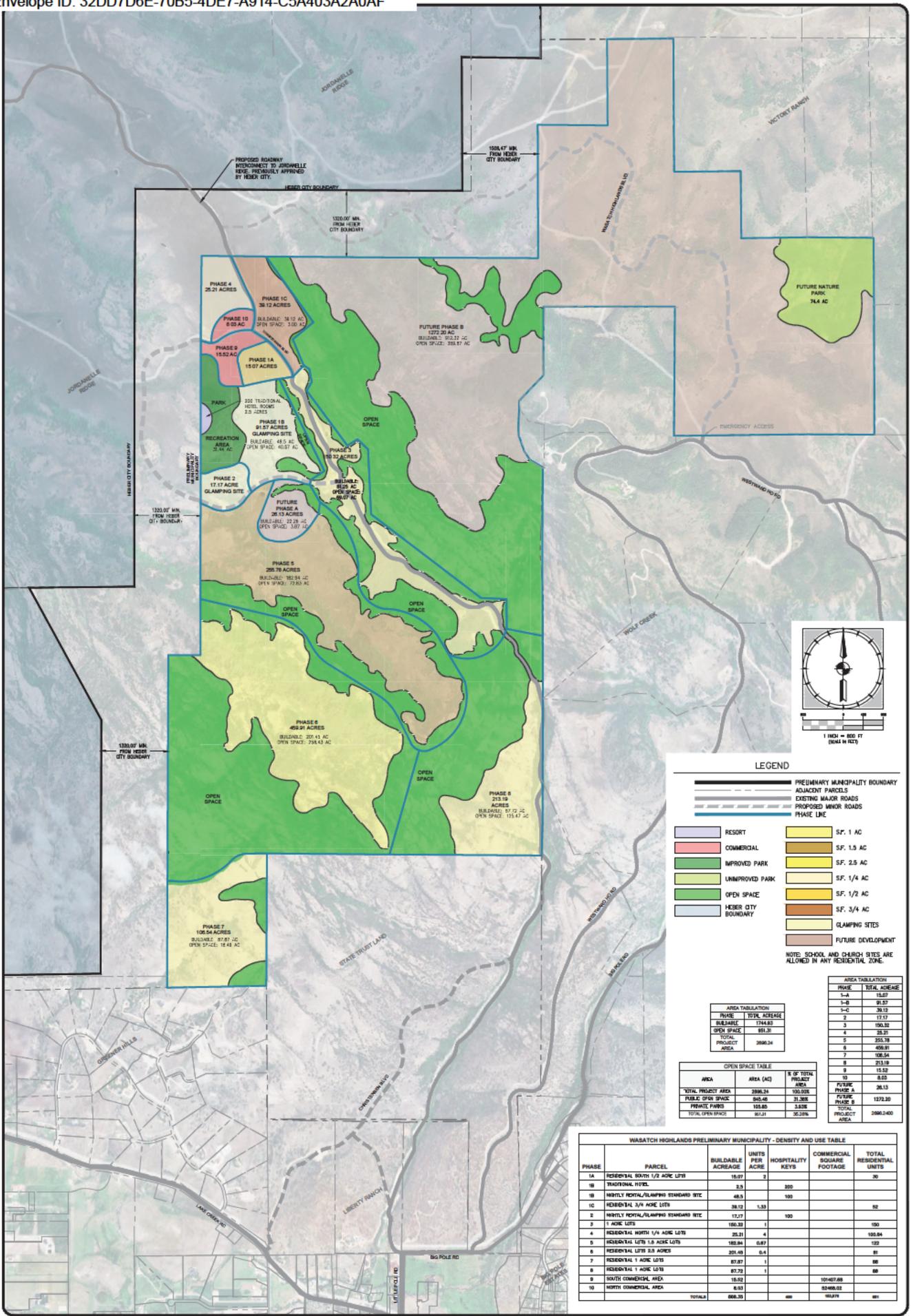
WASATCH HIGHLANDS PRELIMINARY MUNICIPALITY BOUNDARY PLAN

DRAWN BY:	SFS
REVIEWED BY:	BMB
SCALE:	1:1000
ISSUE DATE:	12/28/25



EXHIBIT A-2

Development Plan with Phasing



LEGEND

- PRELIMINARY MUNICIPALITY BOUNDARY
 - ADJACENT PARCELS
 - EXISTING MAJOR ROADS
 - PROPOSED MINOR ROADS
 - PHASE LINE
- RESORT
 - COMMERCIAL
 - IMPROVED PARK
 - UNIMPROVED PARK
 - OPEN SPACE
 - HEBER CITY BOUNDARY
 - CLAMPING SITES
 - FUTURE DEVELOPMENT
- SF. 1 AC
 - SF. 1.5 AC
 - SF. 2.5 AC
 - SF. 1/4 AC
 - SF. 1/2 AC
 - SF. 3/4 AC

NOTE: SCHOOL AND CHURCH SITES ARE ALLOWED IN ANY RESIDENTIAL ZONE.

AREA TABULATION	PHASE	TOTAL ACRES
1A	1A	16.07
1B	1B	91.57
1C	1C	38.12
2	2	17.17
3	3	100.32
4	4	25.37
5	5	255.78
6	6	458.91
7	7	108.54
8	8	213.19
9	9	18.53
10	10	8.53
TOTAL PROJECT AREA		2068.24

OPEN SPACE TABLE	AREA	AREA (AC)	% OF TOTAL PROJECT AREA
TOTAL PROJECT AREA	2068.24	100.00%	
PUBLIC OPEN SPACE	845.48	40.88%	
PRIVATE PARKS	125.85	6.09%	
TOTAL OPEN SPACE	971.33	46.97%	

AREA TABULATION	PHASE	TOTAL ACRES
1A	1A	16.07
1B	1B	91.57
1C	1C	38.12
2	2	17.17
3	3	100.32
4	4	25.37
5	5	255.78
6	6	458.91
7	7	108.54
8	8	213.19
9	9	18.53
10	10	8.53
TOTAL PROJECT AREA		2068.24

WASATCH HIGHLANDS PRELIMINARY MUNICIPALITY - DENSITY AND USE TABLE						
PHASE	PARCEL	BUILDABLE ACRES	UNITS PER ACRE	HOSPITALITY KEYS	COMMERCIAL SQUARE FOOTAGE	TOTAL RESIDENTIAL UNITS
1A	RESIDENTIAL SOUTH 1/2 ACRE LOTS	16.07	2			30
1B	TRADITIONAL HOTEL	2.3	200			
1B	NIGHTLY RENTAL/CLAMPING STANDARD SITE	48.5	100			
1C	RESIDENTIAL 3/4 ACRE LOTS	38.12	1.53			82
2	NIGHTLY RENTAL/CLAMPING STANDARD SITE	17.17	100			
3	1 ACRE LOTS	100.32	4			150
4	RESIDENTIAL NORTH 1/4 ACRE LOTS	25.37	4			103.48
5	RESIDENTIAL LOTS 1.5 ACRE LOTS	180.84	0.87			122
6	RESIDENTIAL LOTS 2.5 ACRES	251.43	0.4			81
7	RESIDENTIAL 1 ACRE LOTS	87.87	1			88
8	RESIDENTIAL 1 ACRE LOTS	87.72	1			88
9	SOUTH COMMERCIAL AREA	18.53			12047.88	
10	NORTH COMMERCIAL AREA	8.53			22462.02	
TOTALS		866.33	488	488	34510	481

CHART
A-2
1

PREPARED FOR
PHILO VENTURES

PROJECT
WASATCH HIGHLANDS

**WASATCH HIGHLANDS
PRELIMINARY MUNICIPALITY
SITE PLAN**

DRAWN BY:
SFS

REVIEWED BY:
BMB

SCALE:
1"=800'

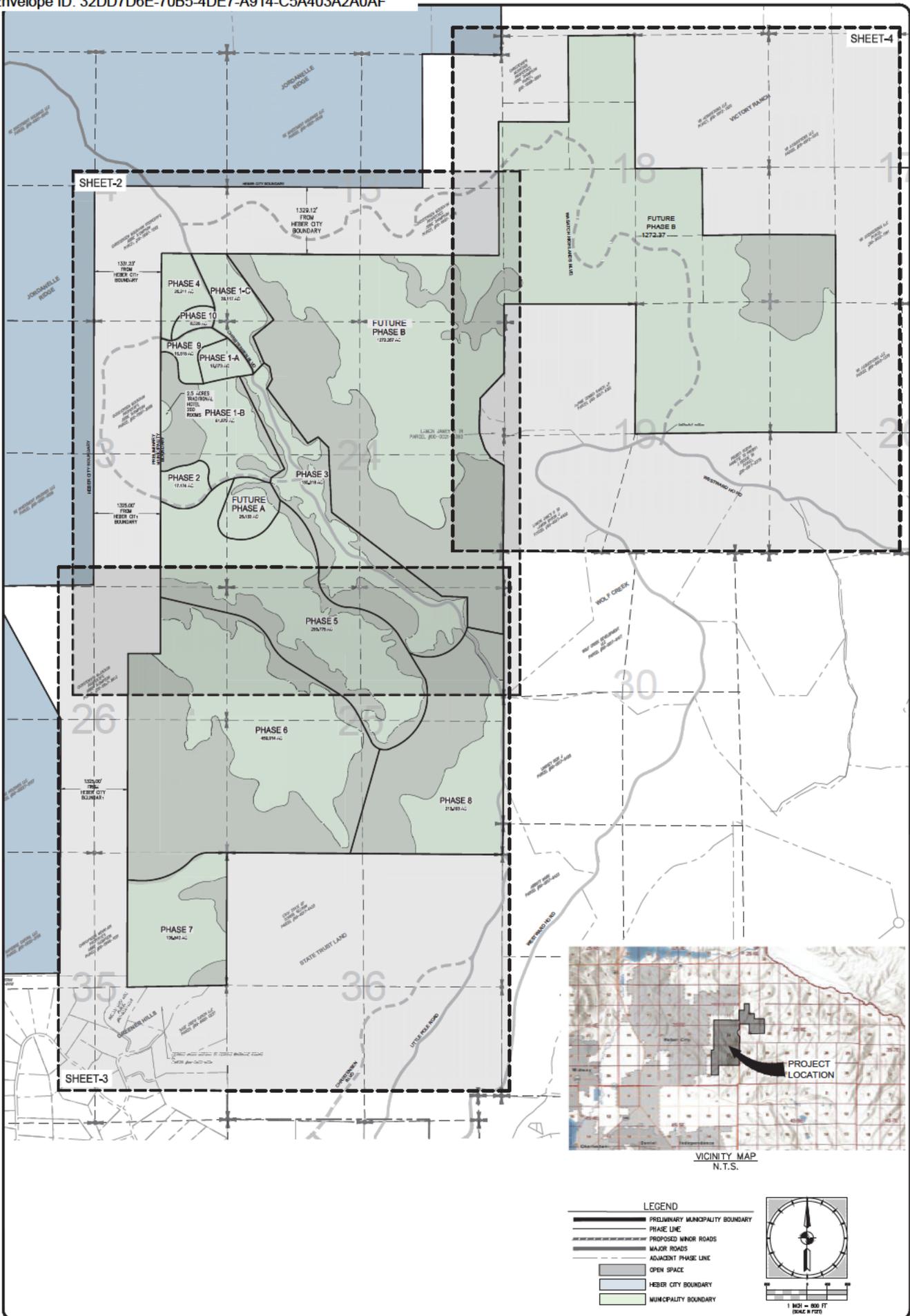
ISSUE DATE:
12/30/25



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EXHIBIT A-3

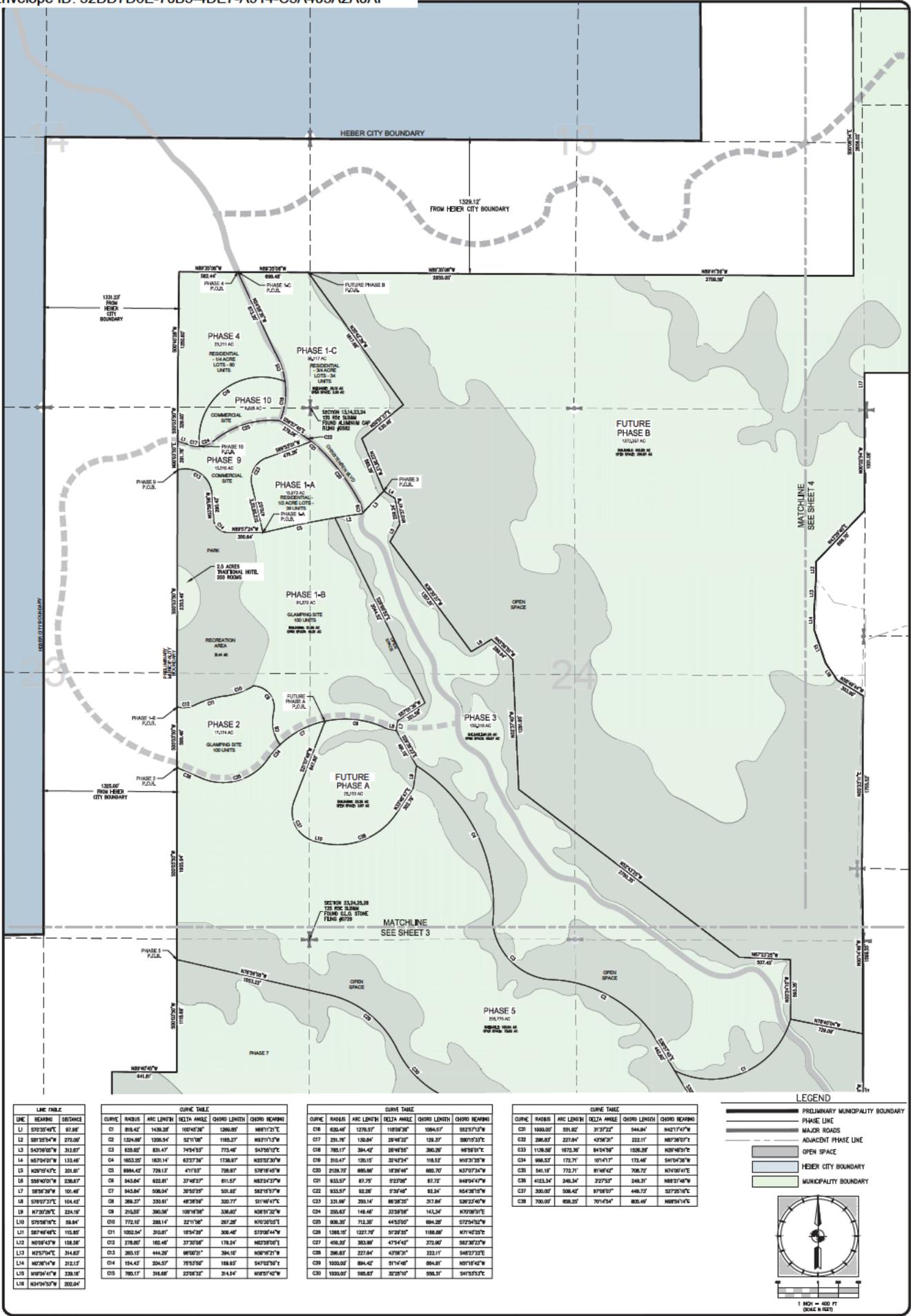
Phasing Plan with Legal Descriptions



LEGEND

- PRELIMINARY MUNICIPALITY BOUNDARY
- PHASE LINE
- PROPOSED MINOR ROADS
- MAJOR ROADS
- ADJACENT PHASE LINE
- OPEN SPACE
- HEBER CITY BOUNDARY
- MUNICIPALITY BOUNDARY

<p>EXHIBIT A-3</p> <p>SHEET 1</p>	<p>PREPARED FOR PHILO VENTURES</p> <p>PROJECT WASATCH HIGHLANDS</p>	<p>WASATCH HIGHLANDS PRELIMINARY MUNICIPALITY OVERALL PHASING PLAN</p>	<p>DRAWN BY: SFS</p> <p>REVIEWED BY: SMB</p> <p>SCALE: 1:800</p> <p>ISSUE DATE: 12/09/25</p>	<p>ATWELL ENGINEERS ARCHITECTS</p> <p>100 W. CENTER STREET HEBER CITY, UT 84301 435-864-4444</p>	<p>Date: 2025.12.31 08:52:03 -07'00"</p>
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LINE	BEARING	DISTANCE
L1	S73°34'42"E	67.88'
L2	S87°25'54"W	272.00'
L3	S43°28'00"W	312.87'
L4	N87°04'00"W	132.48'
L5	N02°05'42"E	251.60'
L6	S58°40'00"W	238.67'
L7	S78°30'00"W	100.48'
L8	S78°00'00"W	104.42'
L9	N73°20'00"E	224.10'
L10	S78°30'00"E	98.84'
L11	S87°40'00"E	115.88'
L12	N09°04'00"W	158.08'
L13	N25°00'00"E	214.63'
L14	N02°04'00"W	212.13'
L15	N07°04'00"W	338.18'
L16	N34°04'00"W	352.04'

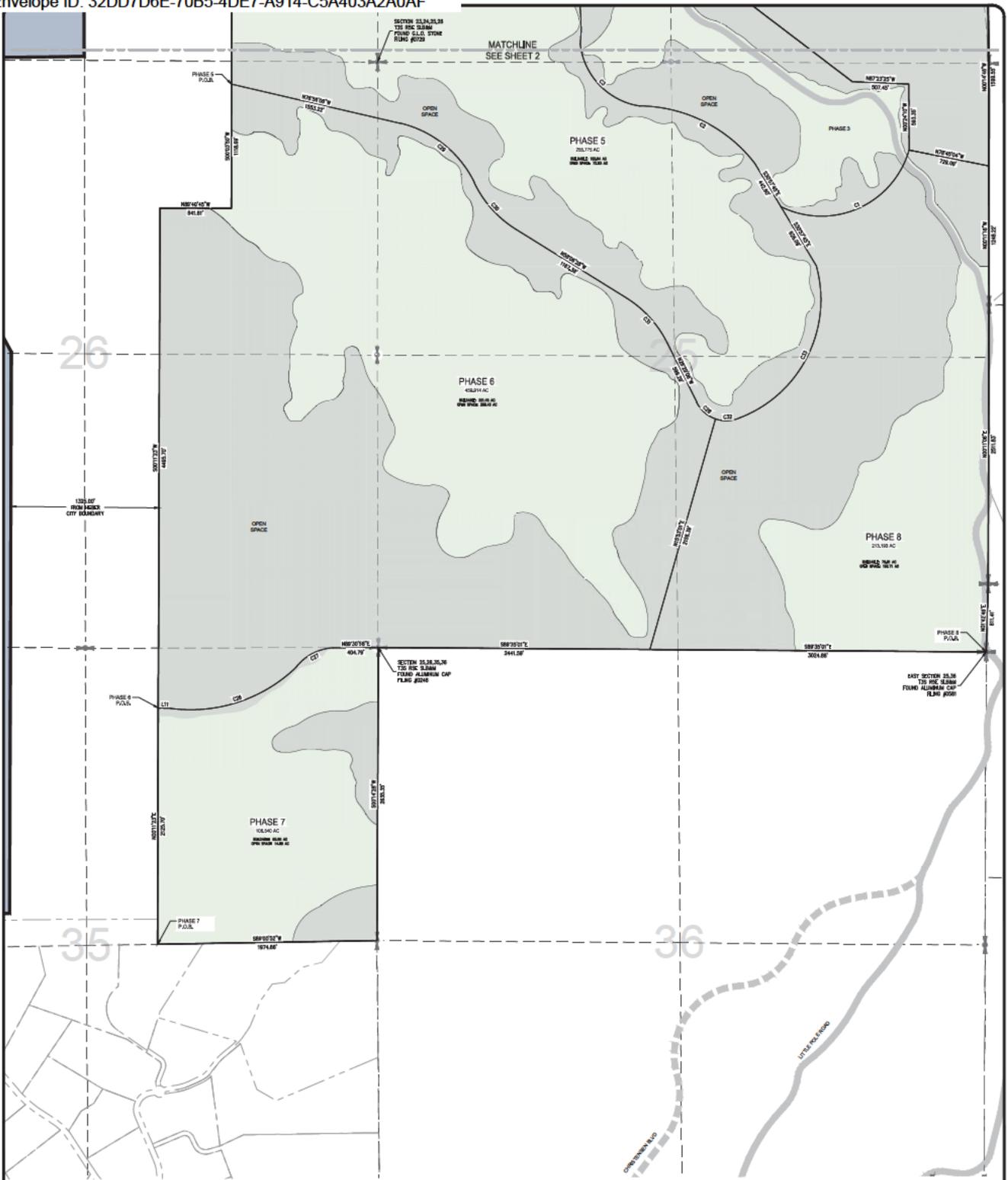
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARINGS
C1	818.42'	1439.28'	100°40'28"	1269.87'	N88°12'11"E
C2	1224.88'	1208.54'	52°11'30"	1165.27'	N63°11'13"W
C3	628.87'	831.47'	74°34'33"	773.48'	S43°35'10"E
C4	1823.92'	1821.14'	63°27'38"	1726.87'	N55°33'30"W
C5	888.42'	728.13'	47°15'	728.87'	S38°18'45"W
C6	146.84'	622.81'	37°48'23"	611.57'	N62°34'37"W
C7	146.84'	508.34'	37°52'39"	505.88'	S27°19'19"W
C8	261.27'	333.81'	48°28'54"	320.77'	S11°08'47"E
C9	216.85'	368.38'	108°18'38"	338.82'	N38°31'32"W
C10	772.18'	281.14'	22°11'36"	281.28'	N12°25'02"E
C11	1822.84'	216.85'	18°42'38"	208.48'	S73°04'44"W
C12	278.82'	182.48'	37°32'58"	178.24'	N63°08'01"E
C13	265.15'	444.28'	68°02'31"	384.18'	N38°31'32"W
C14	154.43'	204.57'	78°52'58"	188.83'	S47°02'30"E
C15	781.17'	316.88'	23°02'38"	314.54'	N19°37'42"W

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARINGS
C16	620.48'	1278.57'	118°08'28"	1084.57'	S23°13'10"W
C17	251.78'	126.84'	28°48'22"	128.27'	S87°03'57"E
C18	781.17'	284.42'	28°48'22"	286.28'	N63°08'01"E
C19	310.47'	120.15'	21°42'34"	118.52'	N19°37'38"W
C20	218.78'	888.88'	18°38'48"	882.37'	N37°03'34"W
C21	633.57'	87.75'	9°22'58"	87.72'	N48°04'47"W
C22	633.57'	82.28'	9°22'58"	82.24'	N52°28'10"W
C23	131.48'	284.14'	88°28'10"	271.84'	S28°27'40"W
C24	255.67'	148.48'	32°28'58"	143.24'	N78°00'00"E
C25	828.28'	712.38'	44°52'38"	684.28'	S72°45'00"W
C26	1284.18'	1227.78'	57°28'38"	1188.88'	N74°00'00"E
C27	458.28'	383.88'	47°54'42"	372.88'	N68°28'28"W
C28	286.87'	227.84'	43°08'38"	222.11'	S48°27'22"E
C29	1020.82'	884.42'	51°14'48"	884.81'	N18°18'18"W
C30	1020.82'	985.87'	32°28'10"	938.31'	S47°03'57"E

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARINGS
C31	1888.02'	581.62'	31°37'22"	544.84'	N42°17'47"W
C32	286.87'	227.84'	43°08'38"	222.11'	N67°28'07"E
C33	1138.28'	1872.38'	84°04'38"	1208.88'	N28°48'31"E
C34	888.42'	172.71'	10°41'17"	172.48'	S41°04'28"W
C35	841.18'	772.71'	81°48'42"	708.72'	N10°00'41"E
C36	4123.34'	248.24'	32°27'58"	248.21'	N88°21'46"W
C37	381.28'	288.42'	87°08'11"	288.12'	S17°25'18"E
C38	720.57'	888.28'	70°14'54"	826.48'	N48°04'12"E

LEGEND

- PRELIMINARY MUNICIPALITY BOUNDARY
- PHASE LINE
- MAJOR ROADS
- ADJACENT PHASE LINE
- OPEN SPACE
- HEBER CITY BOUNDARY
- MUNICIPALITY BOUNDARY



LINE BEARING	DISTANCE
L1 S78°37'48"E	67.88'
L2 S87°35'54"W	272.28'
L3 S43°28'00"W	312.87'
L4 N67°34'01"W	132.48'
L5 N02°19'47"E	251.61'
L6 S58°40'57"W	238.67'
L7 S78°37'39"W	100.28'
L8 N02°19'47"E	154.42'
L9 N73°27'00"E	224.18'
L10 S78°38'48"E	98.84'
L11 S87°48'48"E	115.88'
L12 N02°19'47"E	158.98'
L13 N25°10'04"E	214.87'
L14 N02°19'47"E	212.13'
L15 N07°04'41"W	338.18'
L16 N34°14'52"W	302.04'

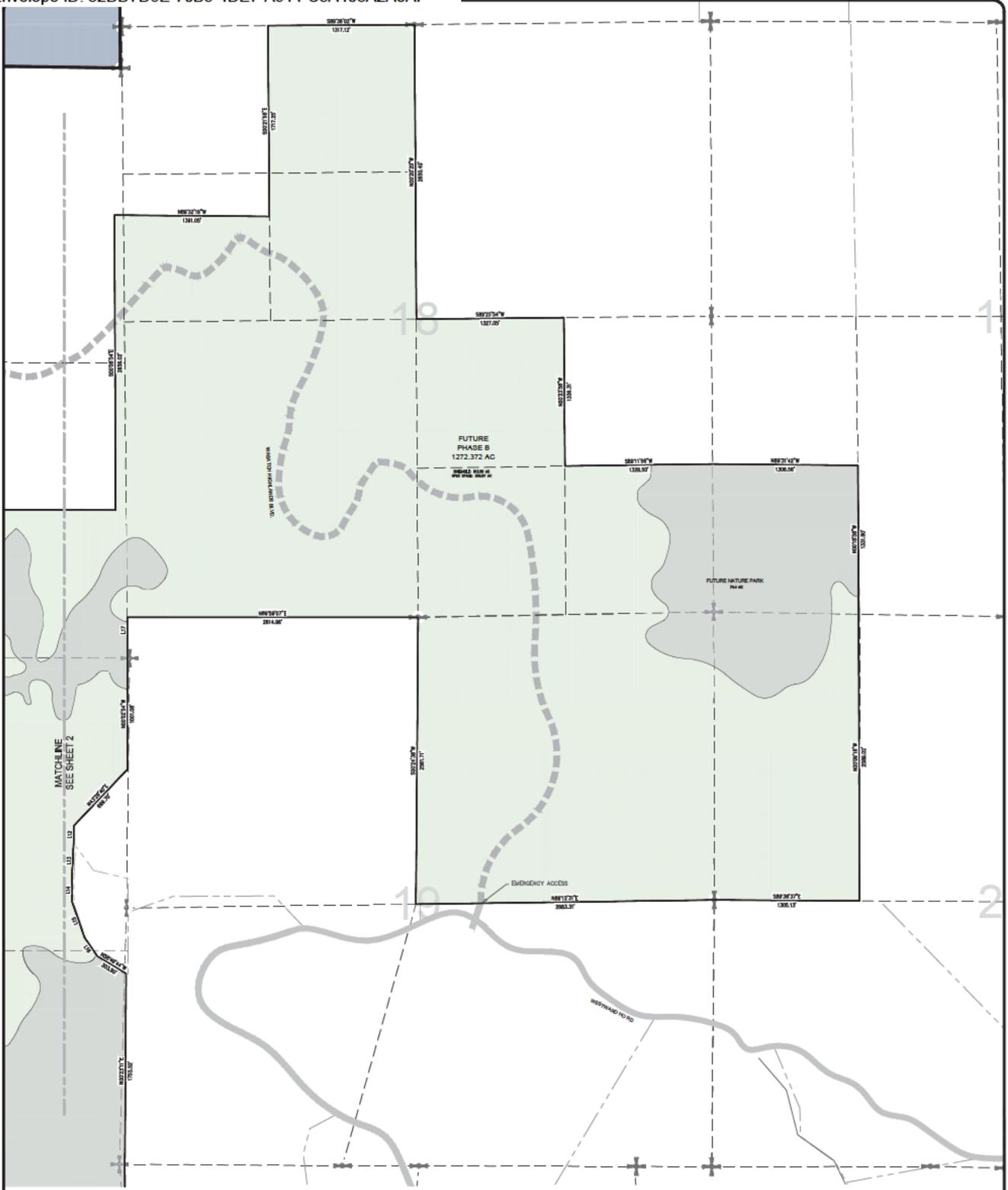
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	818.42'	1439.28'	102°42'28"	1260.87'	N88°12'21"E
C2	1324.88'	1208.54'	52°11'38"	1165.27'	N83°11'13"W
C3	628.87'	831.47'	74°34'33"	773.48'	S43°35'10"E
C4	1853.95'	1831.14'	63°27'38"	1726.87'	N55°33'30"W
C5	888.42'	728.13'	47°18'	728.87'	S38°18'45"W
C6	1463.87'	822.81'	37°48'27"	811.57'	N82°34'37"W
C7	1463.87'	508.34'	37°48'27"	508.88'	S87°19'19"W
C8	286.27'	333.81'	48°38'58"	326.77'	S11°18'17"E
C9	214.88'	386.38'	109°18'38"	338.88'	N38°11'32"W
C10	1792.18'	281.14'	22°11'38"	287.28'	N72°28'57"E
C11	1852.84'	210.87'	18°54'38"	208.48'	S73°08'44"W
C12	278.87'	185.48'	37°37'58"	179.24'	N83°38'10"E
C13	285.15'	444.28'	88°07'21"	384.18'	N09°12'21"W
C14	154.43'	204.57'	78°52'58"	188.83'	S47°02'38"E
C15	785.17'	318.88'	23°02'32"	314.54'	N03°37'42"W

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C16	628.48'	1276.57'	118°08'28"	1084.57'	S23°13'12"W
C17	251.78'	130.84'	28°48'22"	128.27'	S87°15'33"E
C18	785.17'	384.42'	28°48'22"	380.28'	N87°01'01"E
C19	310.47'	135.15'	26°42'34"	128.52'	N03°37'28"W
C20	2128.78'	885.88'	18°38'48"	885.78'	N37°37'34"W
C21	833.57'	87.75'	57°23'08"	87.72'	N48°34'47"W
C22	633.87'	82.28'	57°23'08"	82.24'	N54°28'10"W
C23	131.48'	284.14'	88°38'22"	272.84'	S32°37'48"W
C24	285.87'	148.48'	32°28'58"	142.34'	N70°38'10"E
C25	888.28'	712.28'	44°52'38"	684.28'	S72°54'52"W
C26	1288.18'	1227.78'	57°28'38"	1188.88'	N74°42'38"E
C27	458.28'	383.88'	47°54'42"	372.88'	S82°37'22"W
C28	286.87'	227.84'	43°08'31"	222.11'	N42°12'21"E
C29	1028.87'	884.42'	51°14'48"	884.81'	N01°18'42"W
C30	1028.87'	988.87'	37°28'10"	938.31'	S47°53'52"E

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C31	1888.87'	581.87'	31°37'22"	544.84'	N42°17'47"W
C32	286.87'	227.84'	43°08'31"	222.11'	N87°28'10"E
C33	1138.28'	872.28'	64°04'38"	1008.88'	N03°48'31"E
C34	888.28'	172.21'	10°41'17"	172.48'	S41°04'28"W
C35	841.18'	772.21'	81°48'42"	708.72'	N04°08'41"E
C36	4123.34'	248.24'	32°7'33"	248.21'	N88°21'48"W
C37	388.28'	388.42'	89°18'18"	448.12'	S07°28'18"E
C38	788.28'	888.28'	70°14'54"	888.48'	N48°18'18"E

LEGEND

- PRELIMINARY MUNICIPALITY BOUNDARY
- PHASE LINE
- MAJOR ROADS
- ADJACENT PHASE LINE
- OPEN SPACE
- HEBER CITY BOUNDARY
- MUNICIPALITY BOUNDARY



LINE	BEARING	DISTANCE
L1	S73°35'48"E	87.88'
L2	S87°25'54"W	272.08'
L3	S43°28'50"W	312.87'
L4	N67°04'01"W	132.48'
L5	N02°05'47"E	251.85'
L6	S58°40'03"W	238.67'
L7	S78°27'39"E	101.46'
L8	S78°07'37"E	164.42'
L9	N73°27'07"E	224.18'
L10	S78°28'07"E	98.84'
L11	S87°47'48"E	112.88'
L12	N89°04'03"W	158.08'
L13	N25°27'02"E	214.87'
L14	N67°04'01"W	212.13'
L15	N97°04'41"W	338.18'
L16	N43°14'52"W	202.04'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	818.42'	1438.28'	100°48'28"	1268.88'	N88°12'11"E
C2	1224.88'	1208.54'	52°11'38"	1165.27'	N83°11'13"W
C3	628.88'	831.47'	74°34'33"	772.48'	S42°35'10"E
C4	1803.05'	1831.14'	63°27'38"	1726.87'	N83°33'30"W
C5	8884.42'	728.13'	4°18'01"	728.87'	S39°18'45"W
C6	343.84'	622.81'	37°48'27"	611.57'	N82°54'37"W
C7	1463.81'	508.34'	31°52'59"	485.88'	S87°19'37"W
C8	281.27'	333.81'	48°28'54"	320.77'	S11°08'47"E
C9	216.85'	386.36'	109°18'38"	338.88'	N38°13'32"W
C10	772.18'	281.14'	22°11'38"	287.28'	N72°28'07"E
C11	1882.84'	210.87'	18°47'38"	208.48'	S73°04'44"W
C12	278.88'	185.48'	37°30'58"	178.24'	N83°08'10"E
C13	285.18'	444.28'	88°07'21"	384.18'	N38°13'32"W
C14	154.43'	204.57'	78°52'58"	188.83'	S47°02'30"E
C15	785.17'	318.88'	23°08'23"	314.54'	N19°31'42"W

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C16	620.48'	1278.57'	118°08'38"	1084.57'	S23°17'13"W
C17	251.78'	126.84'	28°48'22"	128.27'	S87°07'53"E
C18	785.17'	284.42'	28°48'22"	286.28'	N87°07'53"E
C19	310.47'	120.15'	21°42'24"	118.52'	N19°31'38"W
C20	2128.78'	885.88'	18°38'48"	885.70'	N37°07'34"W
C21	633.57'	87.75'	8°22'08"	87.72'	N49°04'47"W
C22	633.57'	82.28'	37°51'48"	82.24'	N54°28'18"W
C23	231.48'	284.14'	88°28'27"	272.84'	S28°27'46"W
C24	255.87'	148.48'	32°28'58"	143.24'	N78°07'51"E
C25	828.28'	712.28'	44°52'58"	684.28'	S72°45'52"W
C26	1284.28'	1227.78'	57°28'38"	1188.88'	N74°42'52"E
C27	458.28'	383.88'	47°54'42"	372.88'	S82°38'22"W
C28	286.87'	227.84'	43°08'31"	222.11'	S48°27'22"E
C29	1020.87'	884.42'	51°14'48"	884.81'	N18°16'42"W
C30	1020.87'	988.87'	31°28'10"	938.31'	S47°35'53"E

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C31	1888.07'	581.62'	31°37'22"	544.84'	N42°17'47"W
C32	286.87'	227.84'	43°08'31"	222.11'	N87°28'07"E
C33	1138.28'	1872.28'	84°04'38"	1028.88'	N28°48'31"E
C34	884.57'	172.71'	10°14'17"	172.48'	S41°04'28"W
C35	841.18'	772.71'	81°48'42"	708.72'	N14°04'41"E
C36	4123.34'	248.24'	32°27'53"	248.21'	N89°21'46"W
C37	380.28'	288.42'	81°08'11"	248.12'	S27°25'18"E
C38	720.57'	888.28'	70°14'54"	828.48'	N48°04'14"E

LEGEND

- PRELIMINARY MUNICIPALITY BOUNDARY
- PHASE LINE
- MAJOR ROADS
- ADJACENT PHASE LINE
- OPEN SPACE
- HEER CITY BOUNDARY
- MUNICIPALITY BOUNDARY

1" = 400' FT
(SCALE IN FEET)

PHASE 1-A

COMMENCING AT A POINT LOCATED SOUTH 09°00'00" WEST 1204.01 FEET ALONG THE SECTION LINE AND WEST 480.11 FEET FROM THE NORTH EAST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN...

PHASE 1-B

COMMENCING AT A POINT LOCATED SOUTH 09°00'00" WEST 2033.60 FEET ALONG THE SECTION LINE AND WEST 1204.11 FEET FROM THE NORTH EAST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN...

PHASE 1-C

COMMENCING AT A POINT LOCATED NORTH 32°00'00" WEST 1540.88 FEET ALONG THE SECTION LINE AND NORTH 87°00'00" WEST 718.31 FEET ALONG THE BOUNDARY LINE FROM THE NORTH EAST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN...

PHASE 2

COMMENCING AT A POINT LOCATED SOUTH 09°00'00" WEST 2032.48 FEET ALONG THE SECTION LINE AND WEST 1204.22 FEET FROM THE NORTH EAST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN...

PHASE 3

COMMENCING AT A POINT LOCATED SOUTH 09°00'00" WEST 1804.88 FEET ALONG THE SECTION LINE AND WEST 733.18 FEET FROM THE NORTH EAST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN...

PHASE 4

COMMENCING AT A POINT LOCATED NORTH 09°00'00" WEST 1240.88 FEET ALONG THE SECTION LINE AND SOUTH 87°00'00" WEST 712.31 FEET ALONG THE BOUNDARY LINE FROM THE NORTH EAST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN...

PHASE 5

COMMENCING AT A POINT LOCATED SOUTH 09°00'00" WEST 1873.88 FEET ALONG THE SECTION LINE AND WEST 1204.00 FEET FROM THE NORTH EAST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN...

PHASE 6

COMMENCING AT A POINT LOCATED SOUTH 09°00'00" WEST 1873.88 FEET ALONG THE SECTION LINE AND SOUTH 09°00'00" WEST 530.00 FEET ALONG THE BOUNDARY LINE FROM THE NORTH EAST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN...

PHASE 7

COMMENCING AT A POINT LOCATED SOUTH 09°00'00" WEST 1873.88 FEET ALONG THE SECTION LINE AND SOUTH 09°00'00" WEST 2664.44 FEET ALONG THE BOUNDARY LINE FROM THE NORTH EAST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN...

PHASE 8

COMMENCING AT A POINT LOCATED AT THE SOUTH EAST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN...

PHASE 9

COMMENCING AT A POINT LOCATED SOUTH 09°00'00" WEST 1873.88 FEET ALONG THE SECTION LINE AND WEST 1180.00 FEET FROM THE NORTH EAST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN...

PHASE 10

COMMENCING AT A POINT LOCATED NORTH 87°34'00" WEST 1201.74 FEET ALONG THE SECTION LINE AND SOUTH 09°00'00" WEST 203.00 FEET ALONG THE BOUNDARY LINE FROM THE NORTH EAST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN...

FUTURE PHASE A

COMMENCING AT A POINT LOCATED SOUTH 09°00'00" WEST 2034.00 FEET ALONG THE SECTION LINE AND EAST 150.00 FEET FROM THE NORTH EAST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN...

FUTURE PHASE B

COMMENCING AT A POINT LOCATED NORTH 09°00'00" WEST 1204.00 FEET ALONG THE SECTION LINE AND NORTH 09°00'00" WEST 18.75 FEET ALONG THE BOUNDARY LINE FROM THE NORTH EAST CORNER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN...

Table with 2 columns: SHEET, PREPARED FOR. Row 1: SHEET 5, PREPARED FOR PHILLO VENTURES.

Table with 2 columns: PROJECT, DRAWN BY. Row 1: PROJECT WASATCH HIGHLANDS, DRAWN BY SPS.

WASATCH HIGHLANDS PRELIMINARY MUNICIPALITY PHASING LEGAL DESCRIPTIONS

Table with 2 columns: REVISION, DATE. Row 1: REVISION 1, DATE 12/09/20.

ATWELL logo and date stamp: Date: 2025.12.31 08:53:58 -07'00'

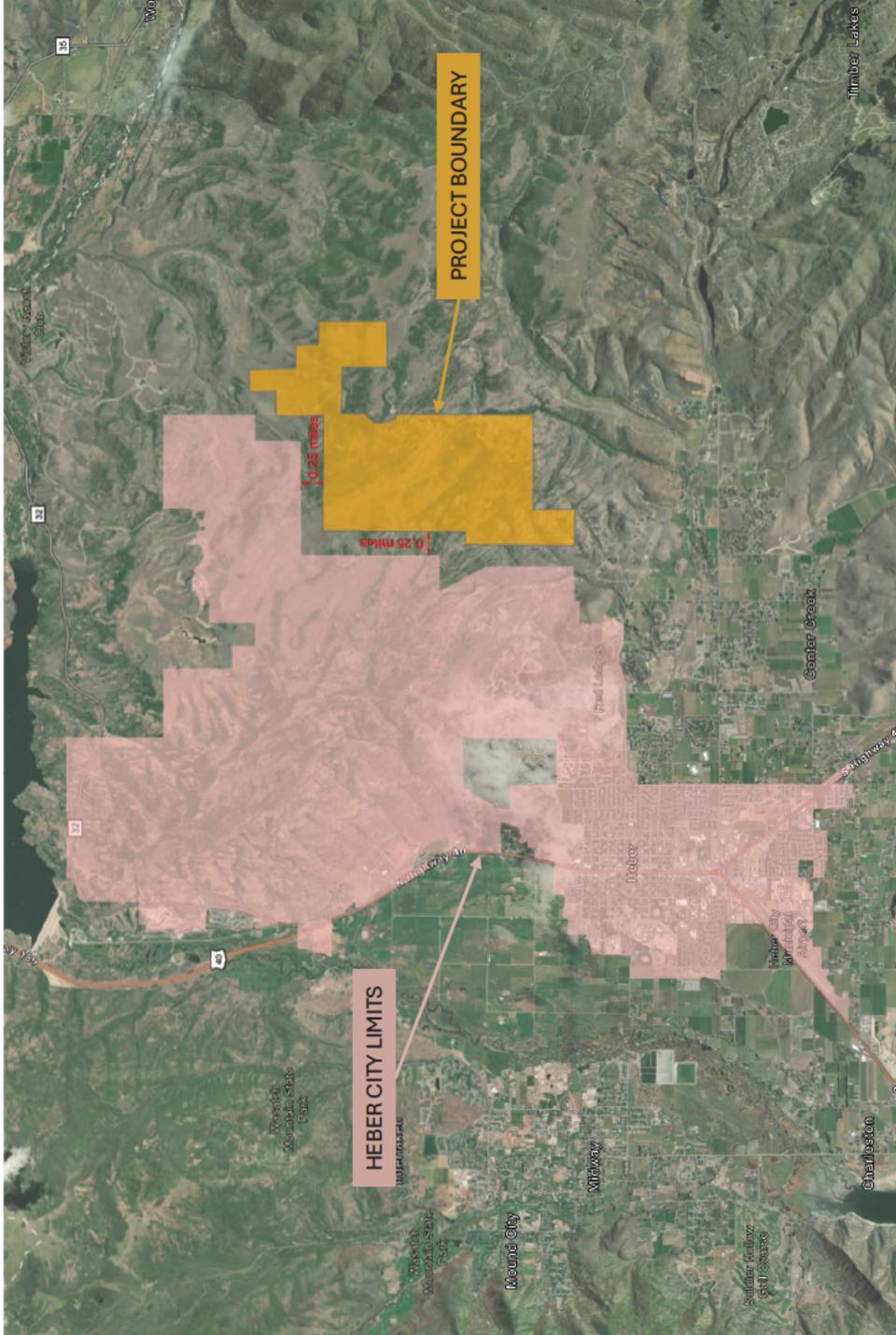
EXHIBIT B

Unit Tables/Phase Summary

WASATCH HIGHLANDS PRELIMINARY MUNICIPALITY - DENSITY AND USE TABLE						
PHASE	PARCEL	BUILDABLE ACREAGE	UNITS PER ACRE	HOSPITALITY KEYS	COMMERCIAL SQUARE FOOTAGE	TOTAL RESIDENTIAL UNITS
1A	RESIDENTIAL SOUTH 1/2 ACRE LOTS	15.07	2			30
1B	TRADITIONAL HOTEL	2.5		200		
1B	NIGHTLY RENTAL/GLAMPING STANDARD SITE	48.5		100		
1C	RESIDENTIAL 3/4 ACRE LOTS	39.12	1.33			52
2	NIGHTLY RENTAL/GLAMPING STANDARD SITE	17.17		100		
3	1 ACRE LOTS	150.32	1			150
4	RESIDENTIAL NORTH 1/4 ACRE LOTS	25.21	4			100.84
5	RESIDENTIAL LOTS 1.5 ACRE LOTS	182.94	0.67			122
6	RESIDENTIAL LOTS 2.5 ACRES	201.45	0.4			81
7	RESIDENTIAL 1 ACRE LOTS	87.87	1			88
8	RESIDENTIAL 1 ACRE LOTS	87.72	1			88
9	SOUTH COMMERCIAL AREA	15.52			101407.68	
10	NORTH COMMERCIAL AREA	8.03			52468.02	
	TOTALS	866.35		400	153,876	681

EXHIBIT C

Municipality Proximity Map



Dec 19, 2025

Wasatch Highlands Project Boundary



Snell & Wilmer
15 S Temple, Suite 1200, Salt Lake City, UT
84101