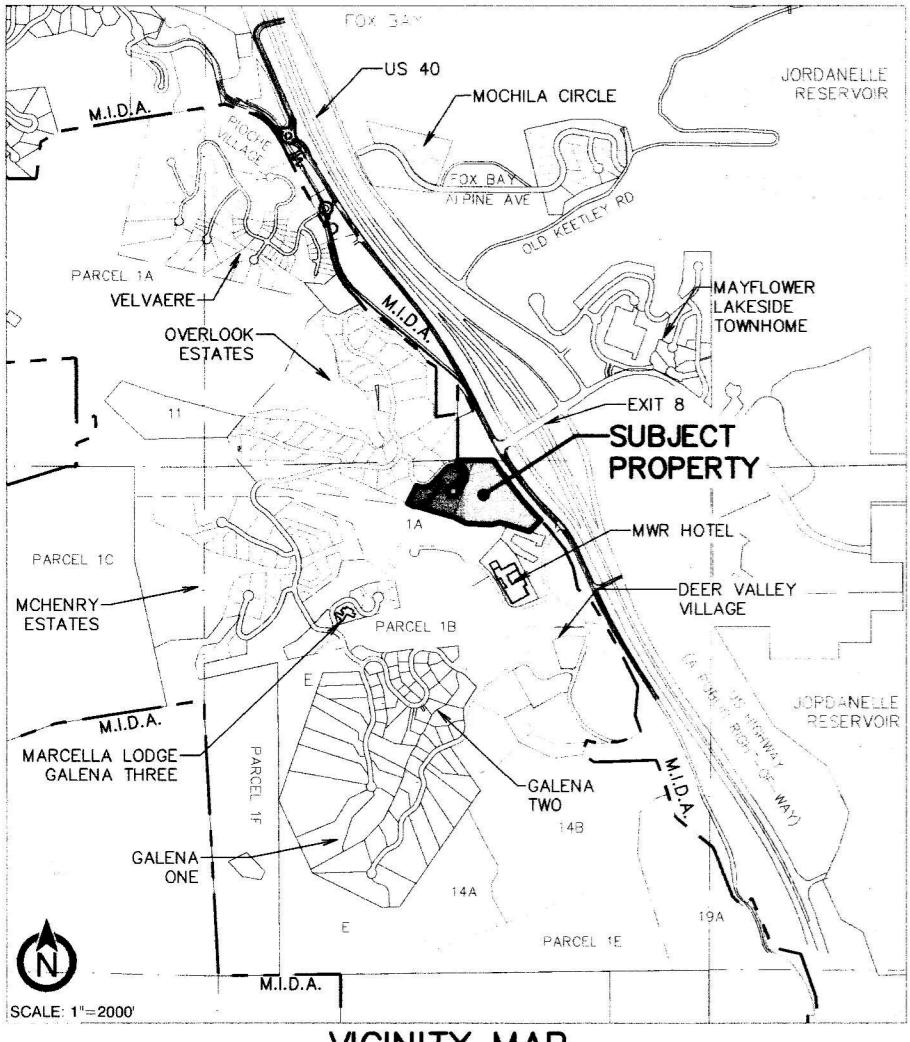
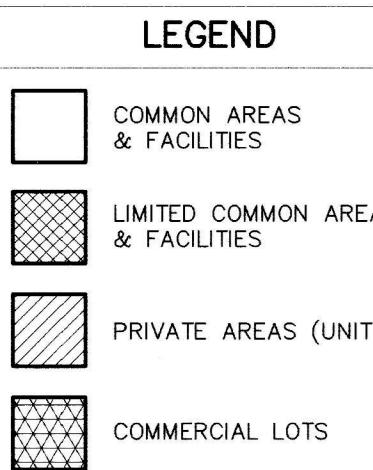


MARCELLA LANDING CONDOMINIUMS



VICINITY MAP

SHEET INDEX	
SHEET 2	- PLAT NOTES & BUILDING NOTES
SHEET 3	- FLOOR PLAN - TYPE A
SHEET 4	- FLOOR PLAN - TYPE B
SHEET 5	- FLOOR PLAN - TYPE C
SHEET 6	- FLOOR PLAN - TYPE D
SHEET 7	- BUILDING SECTION - TYPE A
SHEET 8	- BUILDING SECTION - TYPE B
SHEET 9	- BUILDING SECTION - TYPE C
SHEET 10	- BUILDING SECTION - TYPE D



110' WIDE GRANTEE FACILITIES EASEMENT AREA
ENTRY NO. 51144

AMENDMENT TO DECLARATION AND
GRANT OF L.S.S.D. EASEMENT
RECORDED AUGUST 09, 2024,
ENTRY NO. 548509
BOOK 1483, PAGE 1802-1816

AMENDMENT TO DECLARATION AND
GRANT OF L.S.S.D. EASEMENT
RECORDED AUGUST 09, 2024,
ENTRY NO. 548507
BOOK 1483, PAGE 1802-1803

C/L. LINE TABLE

LINE	BEARING	DISTANCE
L10	N 51°38'01" E	39.59
L11	N 79°49'19" W	54.44

C/L. CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C6	85.42'	81.46'	54°38'11"
C7	200.00'	46.55'	13°20'0"
C8	512.00'	124.93'	13°58'0"
C9	172.00'	39.71'	13°34'4"
C10	286.00'	68.73'	13°46'10"
C11	60.00'	98.64'	94°11'46"
C12	274.73'	138.30'	28°05'35"
C13	106.33'	168.67'	05°42'0"
C14	400.00'	80.16'	11°28'54"
C15	1000.00'	56.70'	31°45'4"
C16	195.00'	97.30'	28°35'23"
C17	60.00'	125.02'	119'23"00'
C18	456.00'	40.94'	508.37'
C19	505.00'	235.00'	26°54'3"
C20	334.45'	104.80'	175'74"
C21	174.44'	139.33'	43°44'4"
C22	232.27'	58.98'	14°27'01"



DOMINION ENERGY
APPROVED AND ACCEPTED ON THIS 21st DAY
OF August, 2024.
Braden Wolfe
TITLE: Pre-Construction

ROCKY MOUNTAIN POWER
APPROVED AND ACCEPTED ON THIS 20th DAY
OF Aug., 2024.
James Koenig
BY ROCKY MOUNTAIN POWER, A DIVISION OF
PACIFICORP AUTHORIZED AGENT

WASATCH COUNTY SURVEYOR
APPROVED AS TO FORM ON THIS 20th DAY
OF Sept., 2024.
James Koenig
RECORD OF SURVEY # 5028
WASATCH COUNTY SURVEYOR

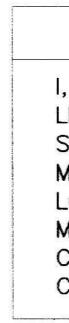
WASATCH COUNTY FIRE DISTRICT
APPROVED AND ACCEPTED ON THIS 20th DAY
OF August, 2024.
John Koenig
FIRE CHIEF

JORDANELLE SPECIAL SERVICE DISTRICT
APPROVED AND ACCEPTED ON THIS 20th DAY
OF August, 2024.
John Koenig
GENERAL MANAGER

MIDA ATTORNEY
APPROVED AS TO FORM ON THIS 20th DAY
OF September, 2024.
John Koenig
MIDA ATTORNEY

MILITARY INSTALLATION AUTHORITY (MIDA)
APPROVED AND ACCEPTED ON THIS 20th DAY
OF September, 2024.
John Koenig
M.R.F. PROJECT AREA DIRECTOR

**MIDA MOUNTAIN VILLAGE
PUBLIC INFRASTRUCTURE DISTRICT**
APPROVED AND ACCEPTED ON THIS 20th DAY
OF September, 2024.
John Koenig
EXECUTIVE DIRECTOR



PROPERTY LAND
No. 4857264
MICHAEL
DEMOKOWICZ
8/19/24
STATE OF UTAH

SURVEYOR'S CERTIFICATE

I, MICHAEL DEMOKOWICZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 4857264 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY AND HAVE REFERENCED A RECORD OF SURVEY MAP OF THE EXISTING PROPERTY BOUNDARIES IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED THE BOUNDARY LOCATIONS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I DO FURTHER CERTIFY THAT I HAVE CAUSED TO BE MADE UNDER MY DIRECTION AND BY THE AUTHORITY OF THE OWNER, RS21 MAYFLOWER LLC, A DELAWARE LIMITED LIABILITY COMPANY, MARCELLA LANDING CONDOMINIUMS, A UTAH CONDOMINIUM PROJECT, IN ACCORDANCE WITH THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

OWNER'S CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS, THAT RS21 MAYFLOWER LLC, A DELAWARE LIMITED LIABILITY COMPANY ("RS21 MAYFLOWER"), IS THE OWNER OF RECORD OF THE BELOW-DESCRIBED TRACT OF LAND, ALSO KNOWN AS OR PREVIOUSLY ASSIGNED THE TAX PARCEL IDENTIFICATION NUMBERS 00-0021-8518, 00-0021-8520, 00-0021-8521, 00-0021-8542, AND 00-0021-4988, AND DOES HEREBY CAUSE THE SAME TO BE SUBDIVIDED INTO THOSE CONDOMINIUM UNITS, COMMERCIAL LOTS, COMMON AREA LOTS, ROADWAYS, ROADWAY PARCELS, SHARED DRIVEWAYS, AND/OR OTHER LOTS, UNITS, OR PARCELS AS SET FORTH ON AND TO BE HEREAFTER KNOWN AS THE MARCELLA LANDING CONDOMINIUMS PLAT ("PLAT"). RS21 MAYFLOWER DOES HEREBY CERTIFY THAT IT HAS CAUSED TO BE PREPARED AND DOES HEREBY CONSENT TO THE RECORDATION OF THIS PLAT.

IN WITNESS WHEREOF, RS21 MAYFLOWER HAS EXECUTED THIS PLAT ON THIS 20th DAY OF September, 2024.

RS21 MAYFLOWER LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: RS21 MAYFLOWER MANAGER LLC,
A UTAH LIMITED LIABILITY COMPANY, ITS MANAGER

BY: *Jing Jiao*
PRINT NAME: Jing Jiao
TITLE: MANAGER & AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT

STATE OF UTAH : SS.
COUNTY OF Wasatch : SS.

ON THIS 10th DAY OF September, 2024, PERSONALLY APPEARED *Jing Jiao*, A MANAGER AND AUTHORIZED SIGNATORY OF RS21 MAYFLOWER LLC, A UTAH LIMITED LIABILITY COMPANY, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THIS CONDOMINIUM PLAT, AND ACKNOWLEDGED THAT HE OR SHE EXECUTED THE SAME FOR AND ON BEHALF OF SAID LIMITED LIABILITY COMPANY.

MY COMMISSION EXPIRES:

Aug. 31, 2026 Commission #726450

Dawn D. Johnson
NOTARY PUBLIC

RESIDING AT: Salt Lake City, Utah

LEGAL DESCRIPTION

ALL OF LOT 18, AS SHOWN ON THE MARCELLA LANDING SUBDIVISION PLAT, RECORDED ON September MONTH 10 DAY, 2024, AS ENTRY NO. 549363, IN BOOK 1417, PAGE 1431, ON FILE AND OF RECORD IN THE OFFICE OF THE WASATCH COUNTY RECORDER.

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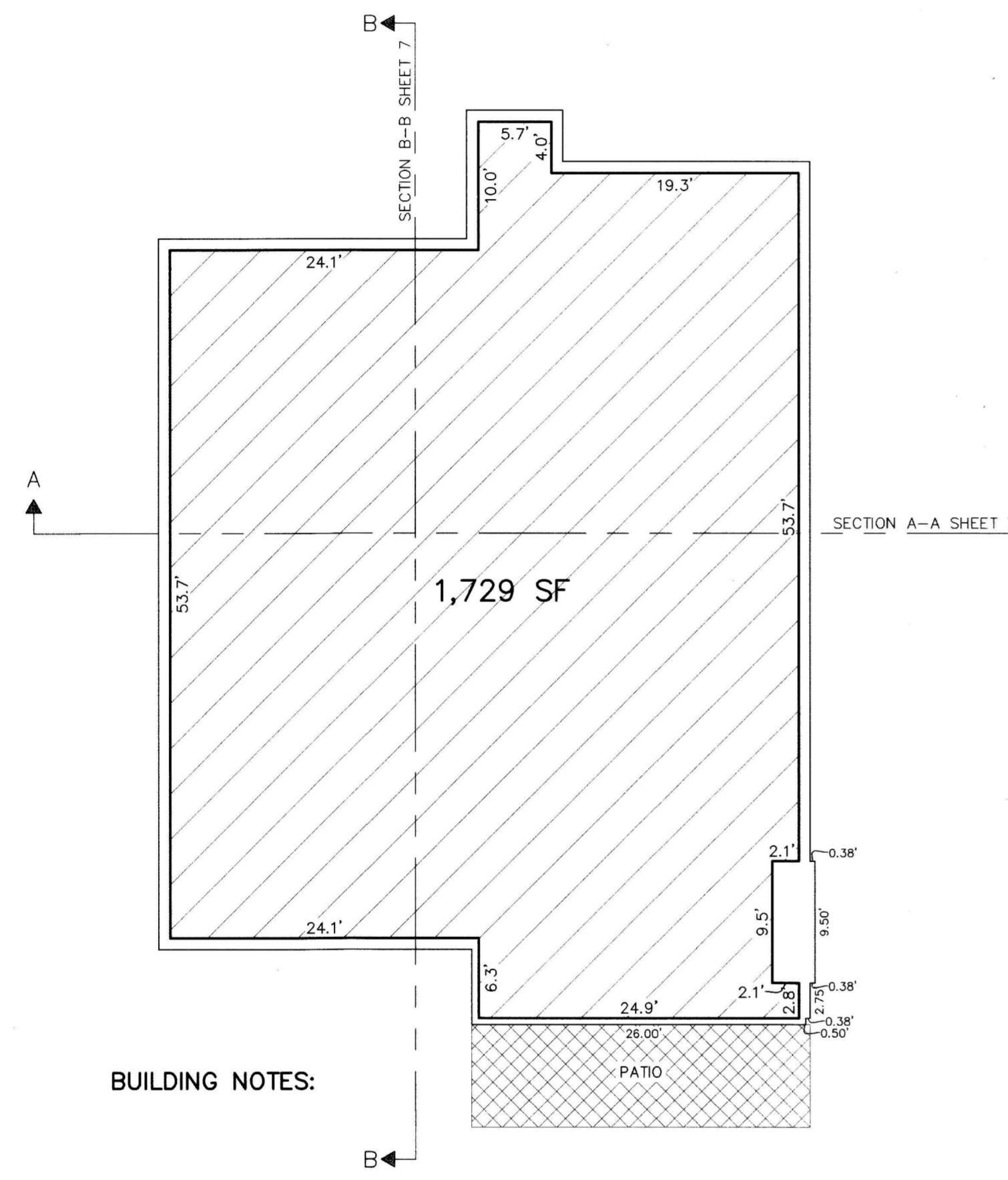
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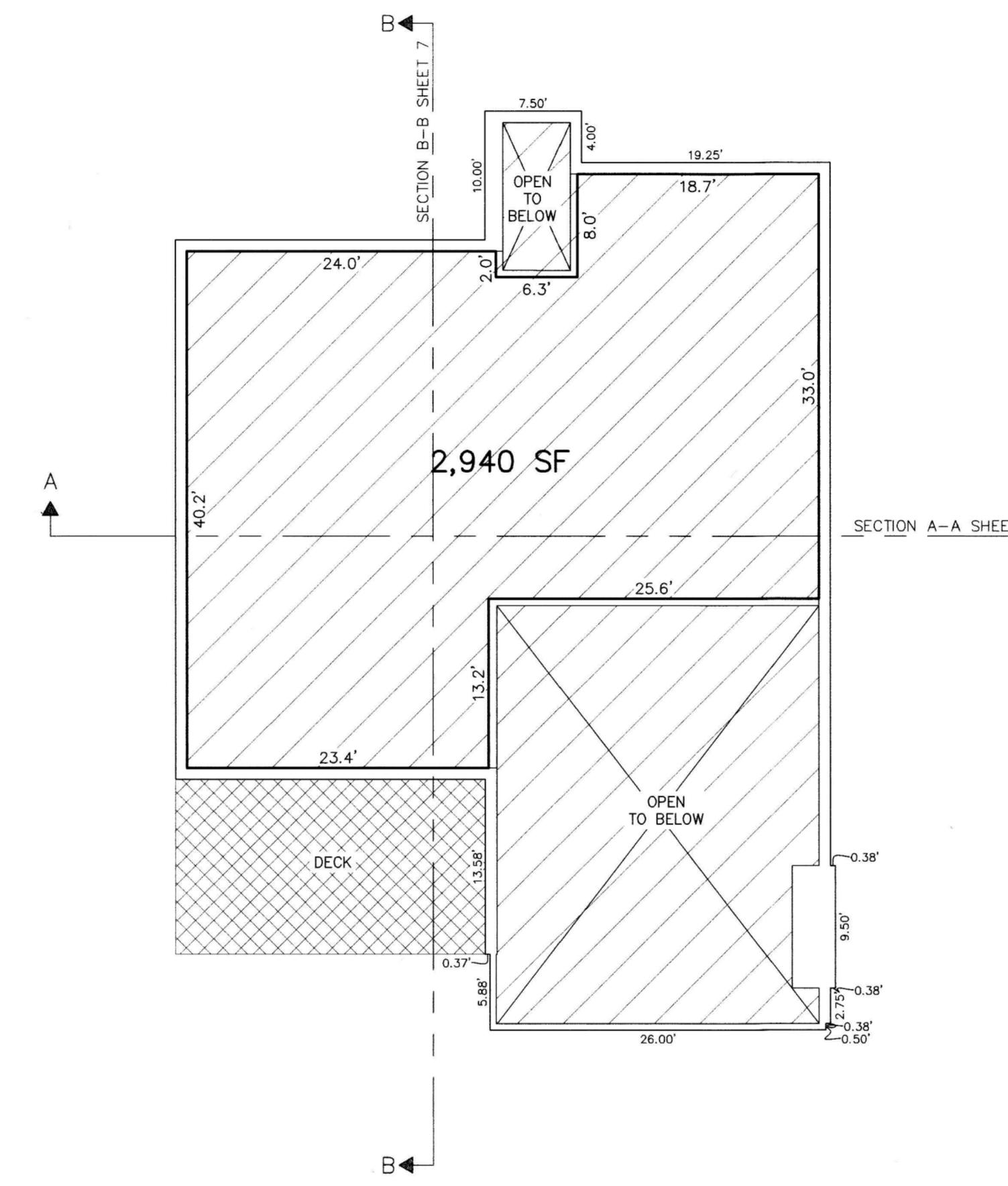
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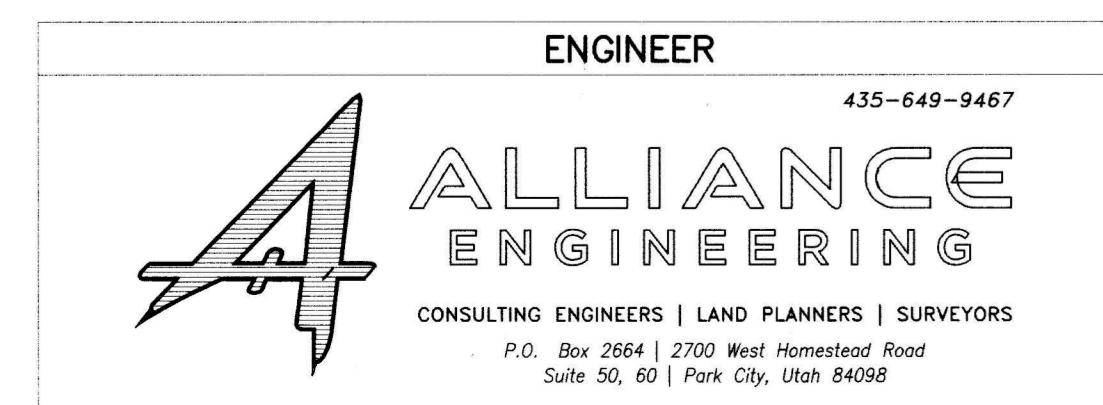
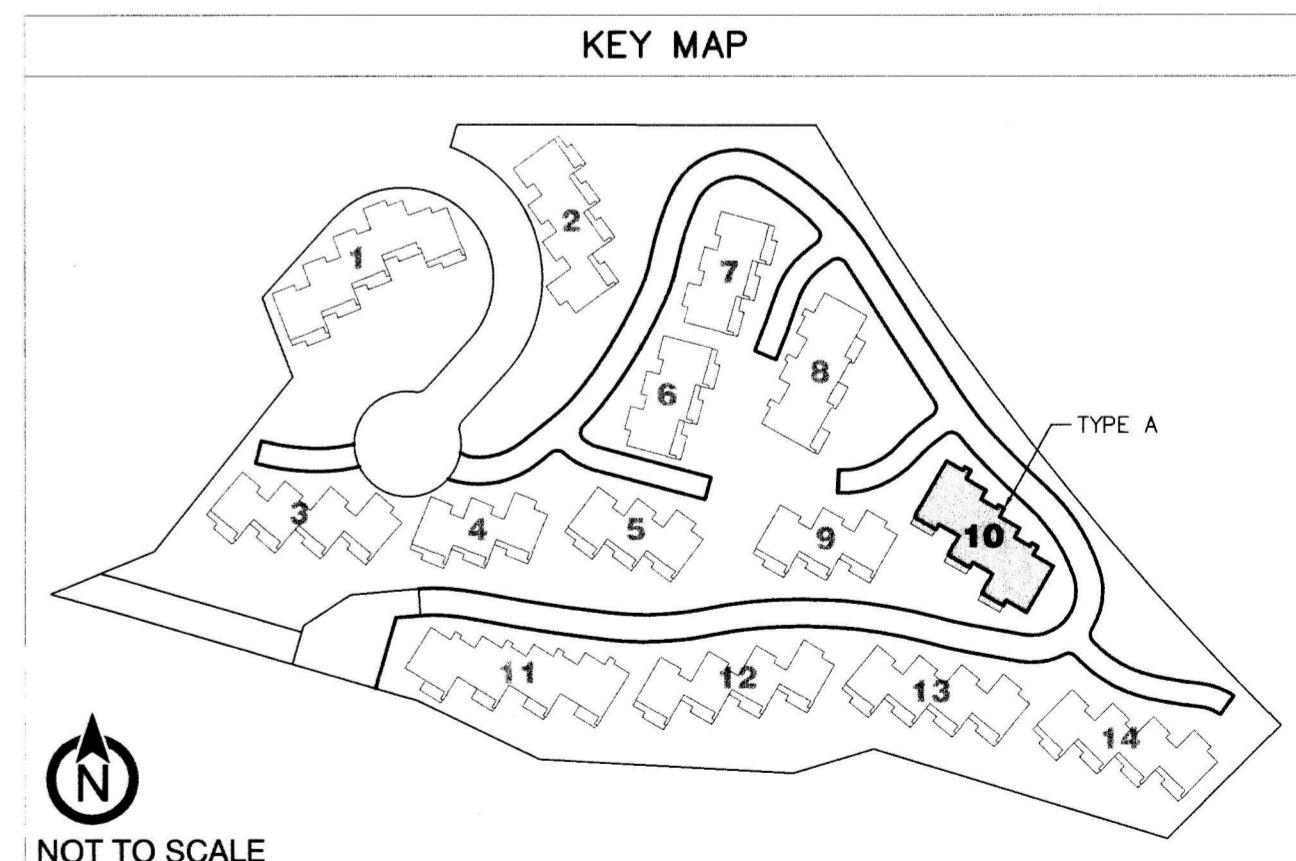
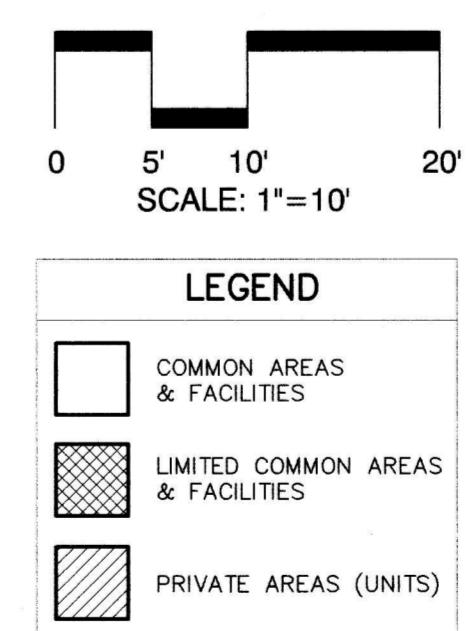
TYPE A - MAIN LEVEL
ARCHITECT ELEVATION: 100'-0"



TYPE A - UPPER LEVEL
ARCHITECT ELEVATION: 111'-0"

TYPE A AREA TABLE	
LEVEL	SQUARE FOOTAGE
MAIN	2,940 SF
UPPER	1,729 SF
TOTAL	4,669 SF

CORRESPONDING BUILDING(S)	CORRESPONDING UNITS
BUILDING #10	UNITS 32-34



MARCELLA LANDING CONDOMINIUMS

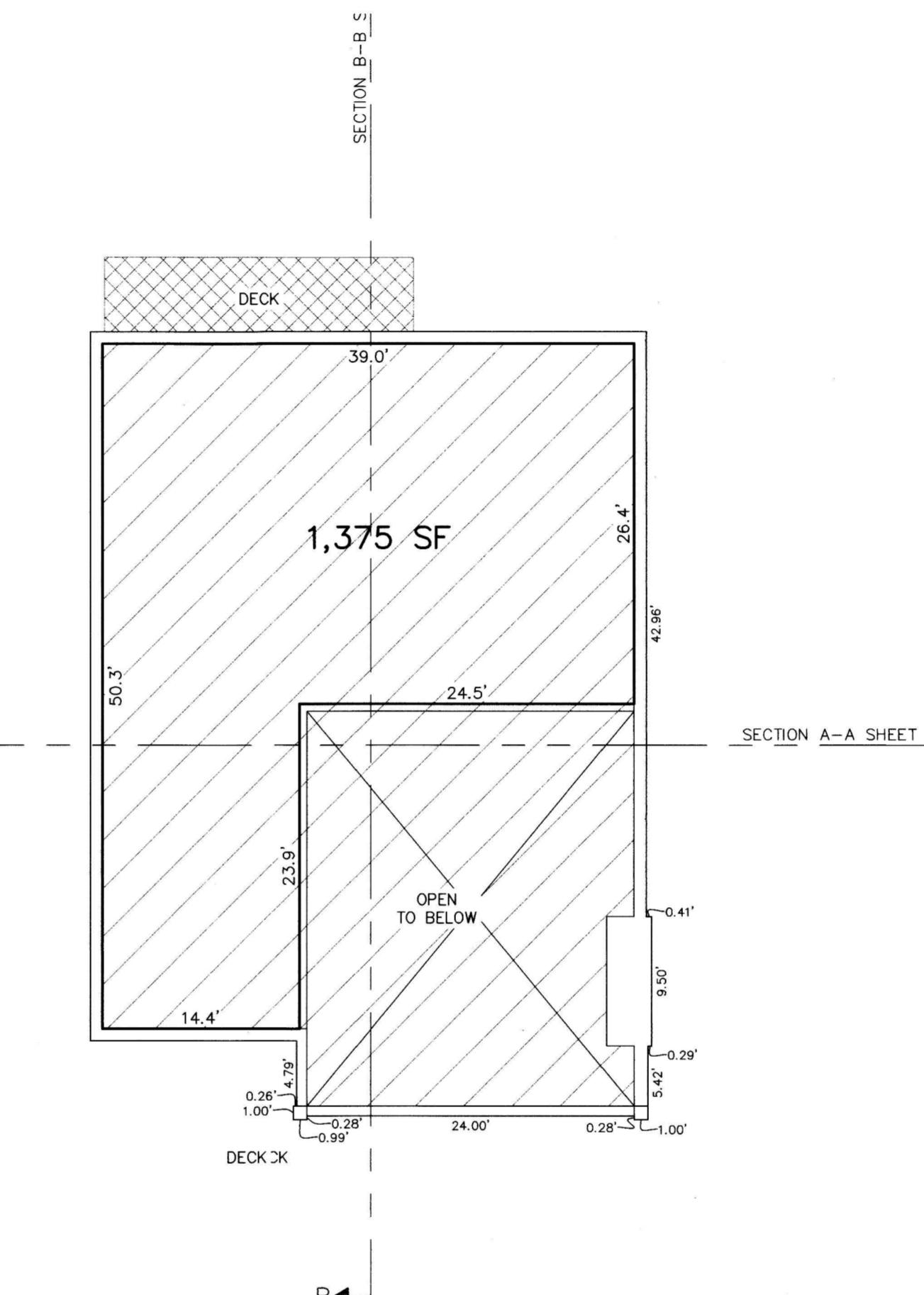
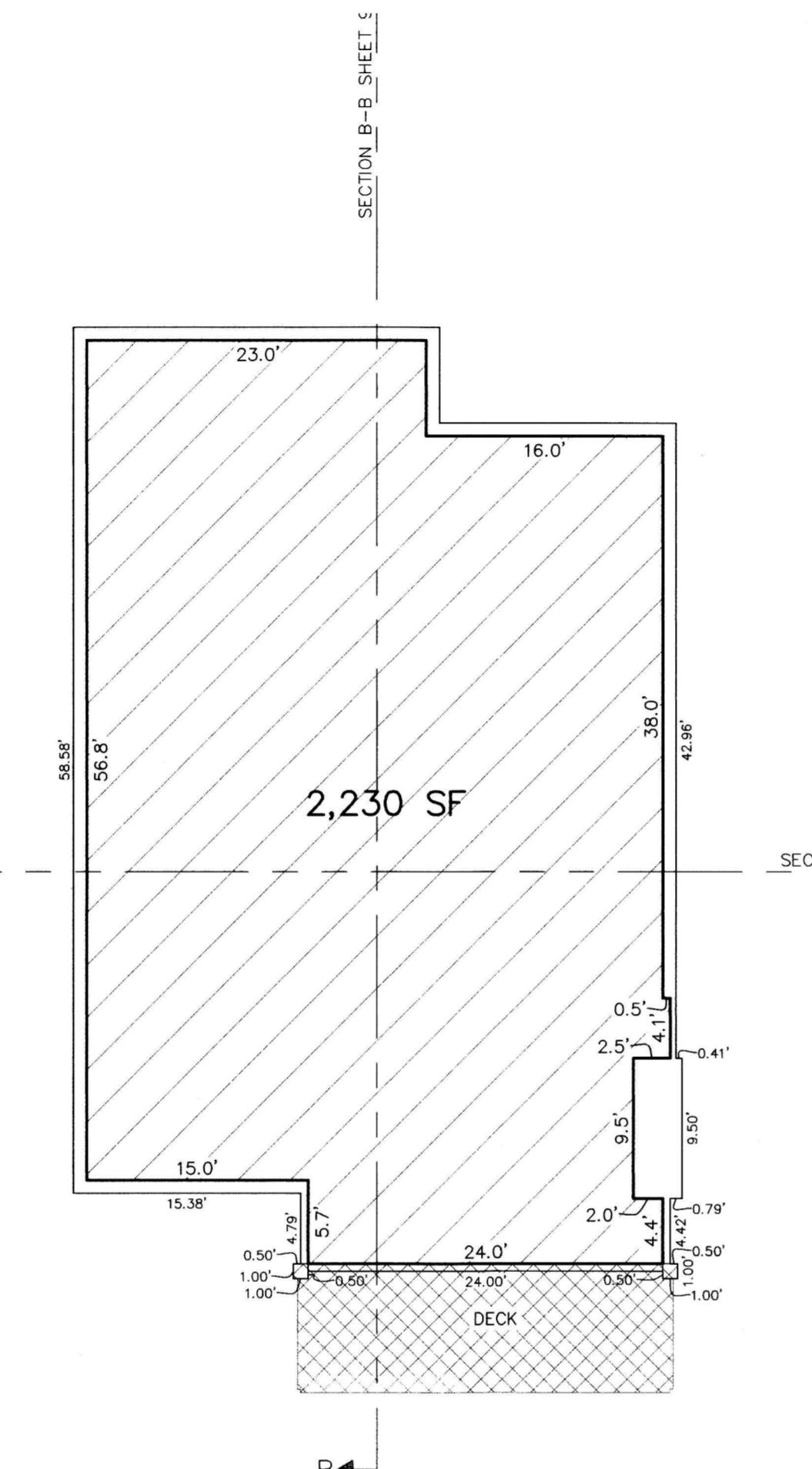
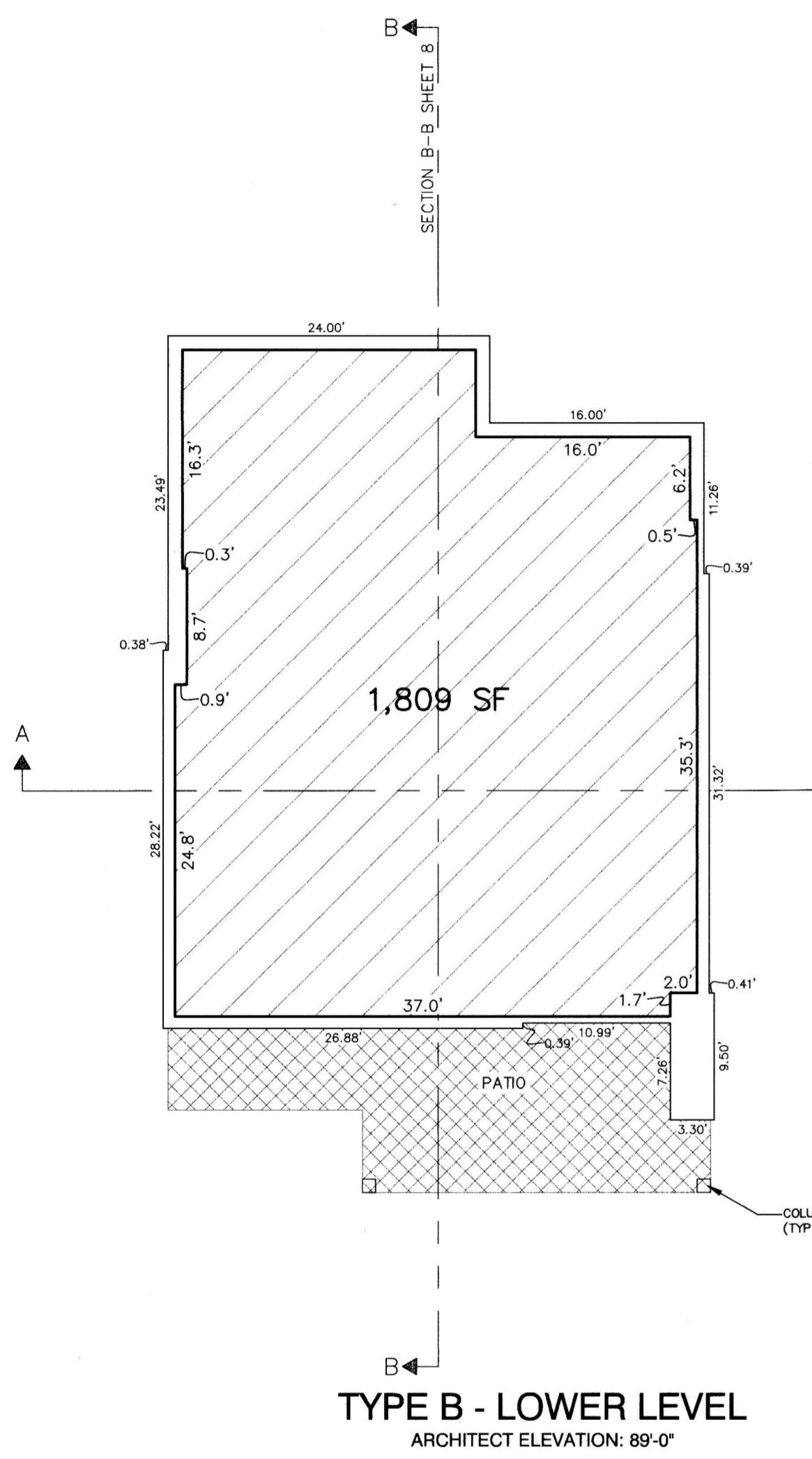
LOCATED IN THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST QUARTER OF SECTION 25
& IN THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
WASATCH COUNTY, UTAH, MIDA JURISDICTION

SHEET 3 OF 10

WASATCH COUNTY RECORDER
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE

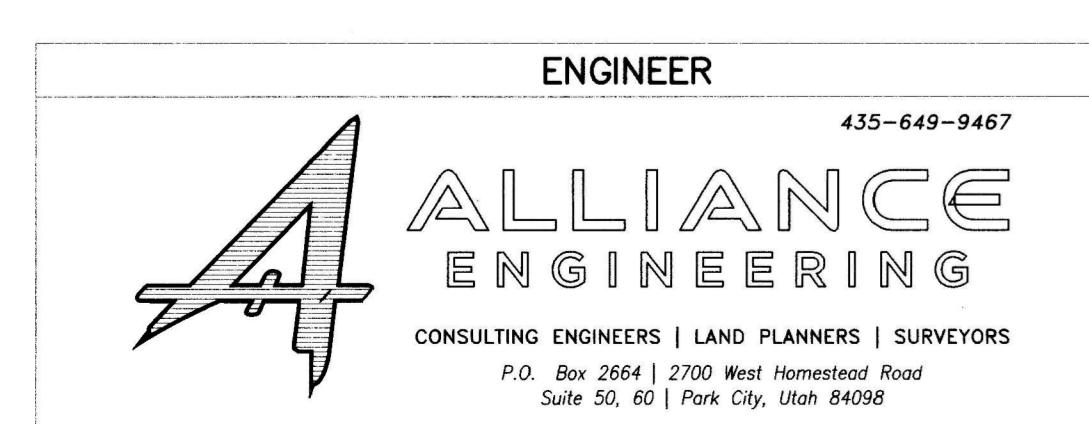
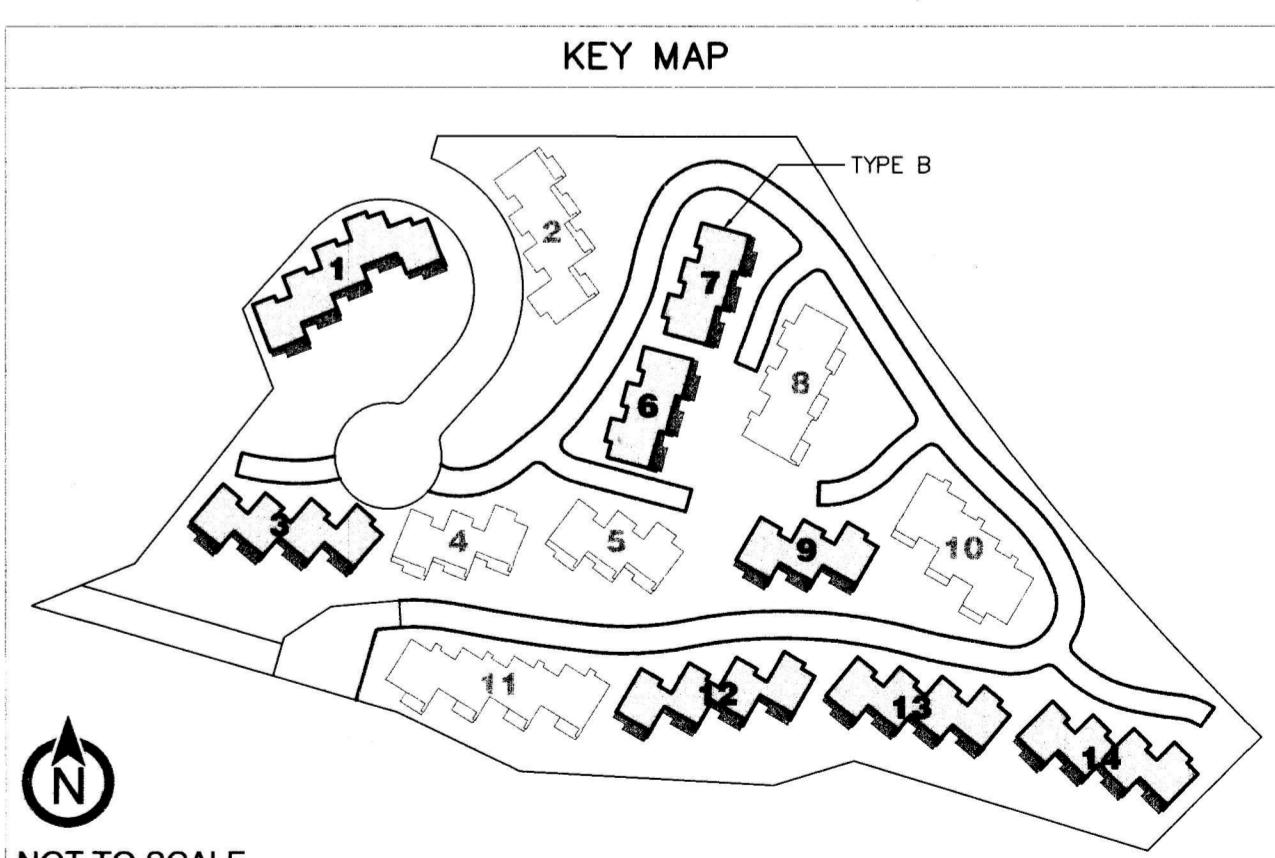
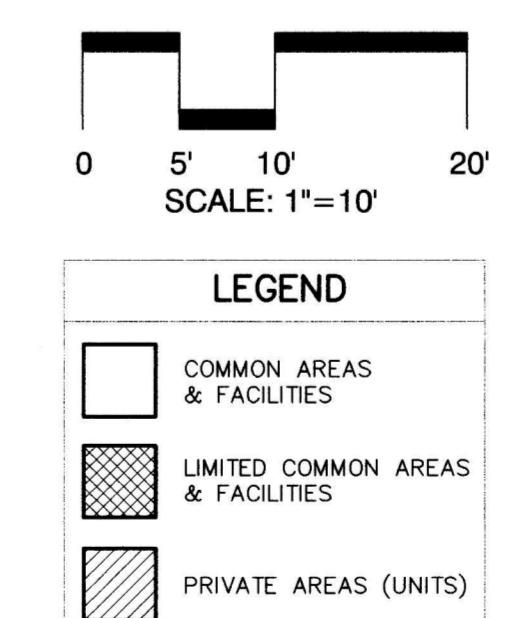
REQUEST OF _____

1487 1439
FEE WASATCH COUNTY RECORDER BOOK PAGE
TIME: _____ DATE: _____ ENTRY NO.: 549864



TYPE B AREA TABLE	
	SQUARE FOOTAGE
LOWER	1,809 SF
MAIN	2,230 SF
UPPER	1,375 SF
TOTAL	5,414 SF

CORRESPONDING BUILDING(S)	CORRESPONDING UNITS
BUILDING #1	UNITS 1-5
BUILDING #3	UNITS 10-13
BUILDING #6	UNITS 20-22
BUILDING #7	UNITS 23-25
BUILDING #9	UNITS 29-31
BUILDING #12	UNITS 39-42
BUILDING #13	UNITS 43-46
BUILDING #14	UNITS 47-50



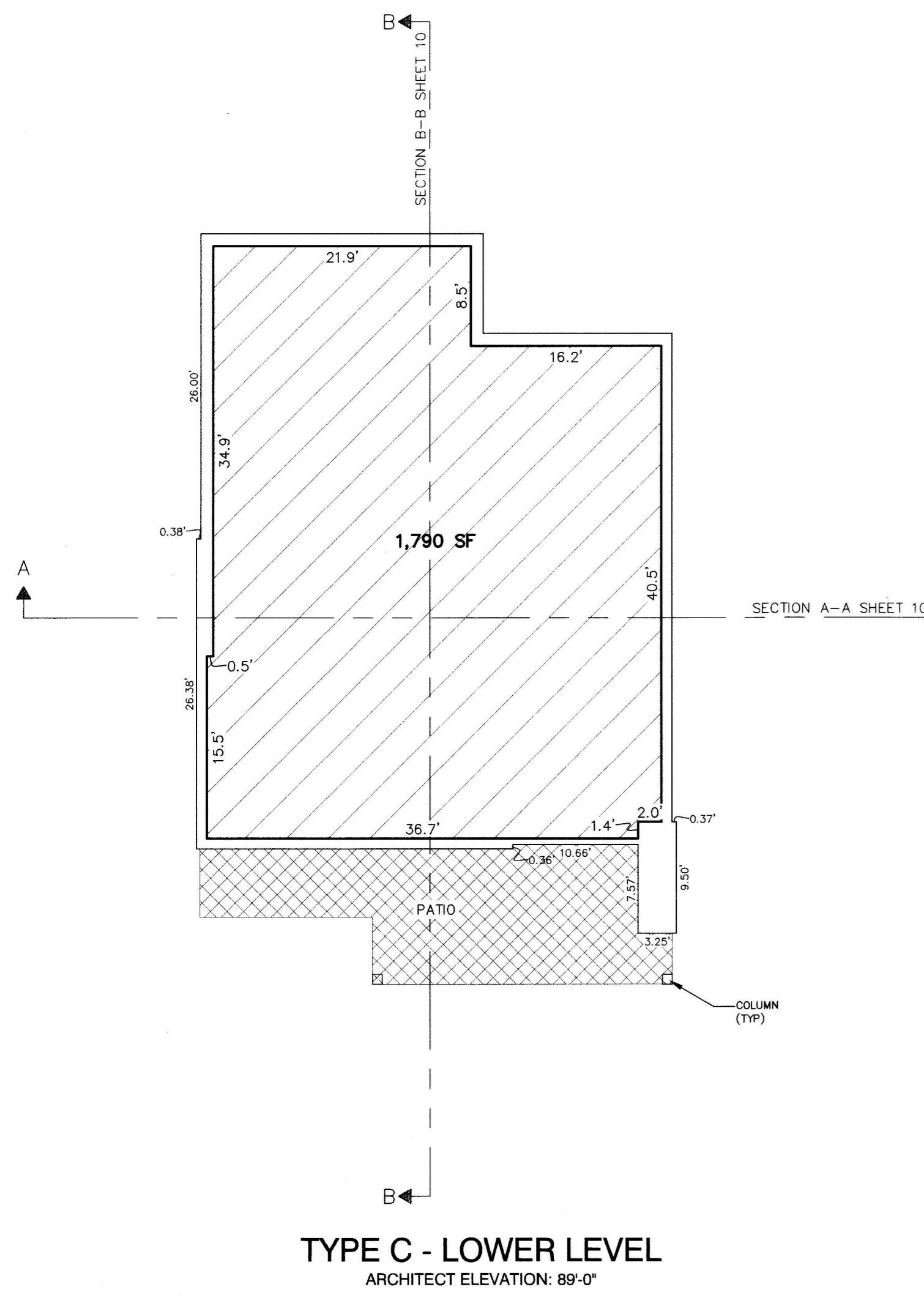
MARCELLA LANDING CONDOMINIUMS

LOCATED IN THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST QUARTER OF SECTION 25
& IN THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
WASATCH COUNTY, UTAH, MIDA JURISDICTION

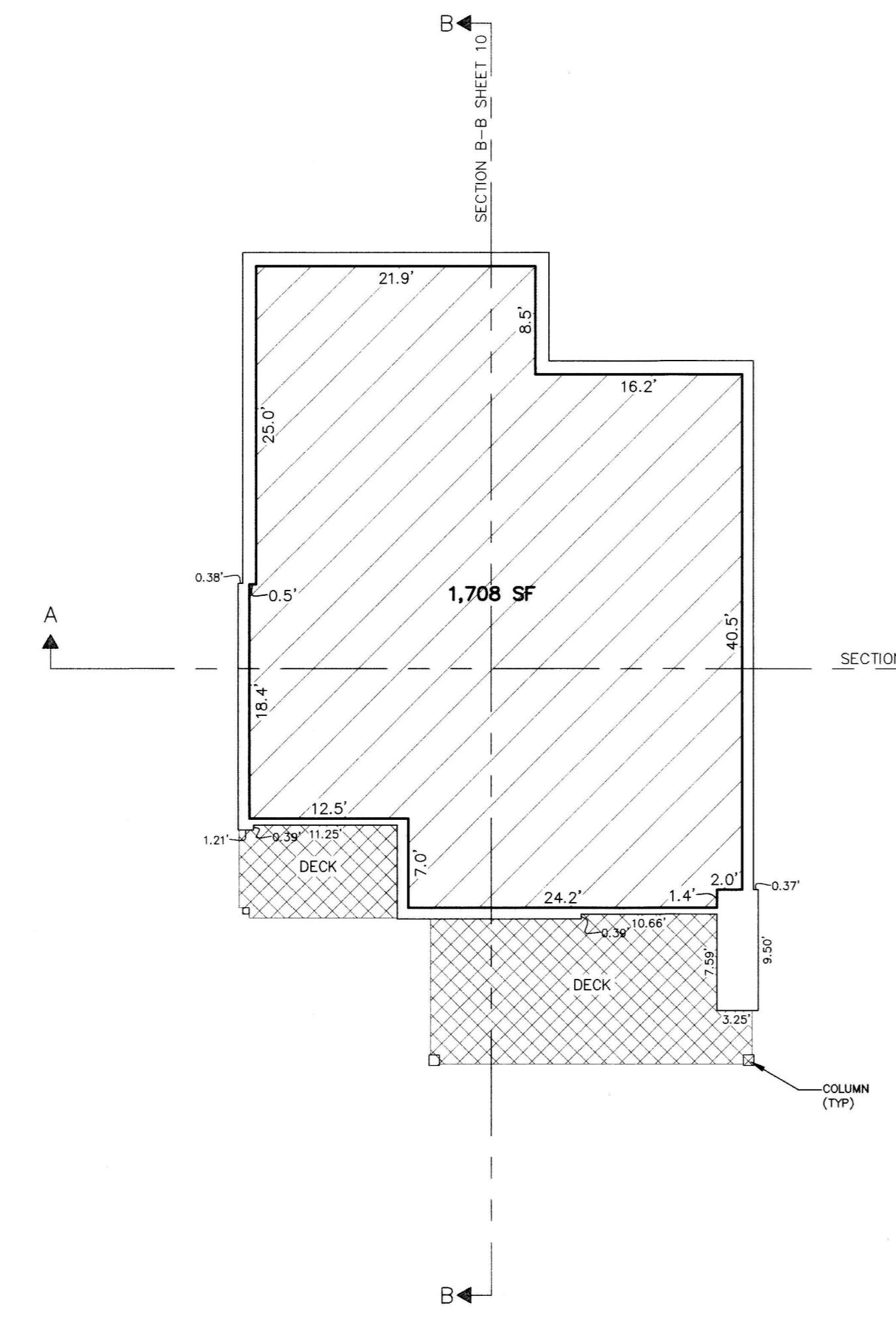
SHEET 4 OF 10

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

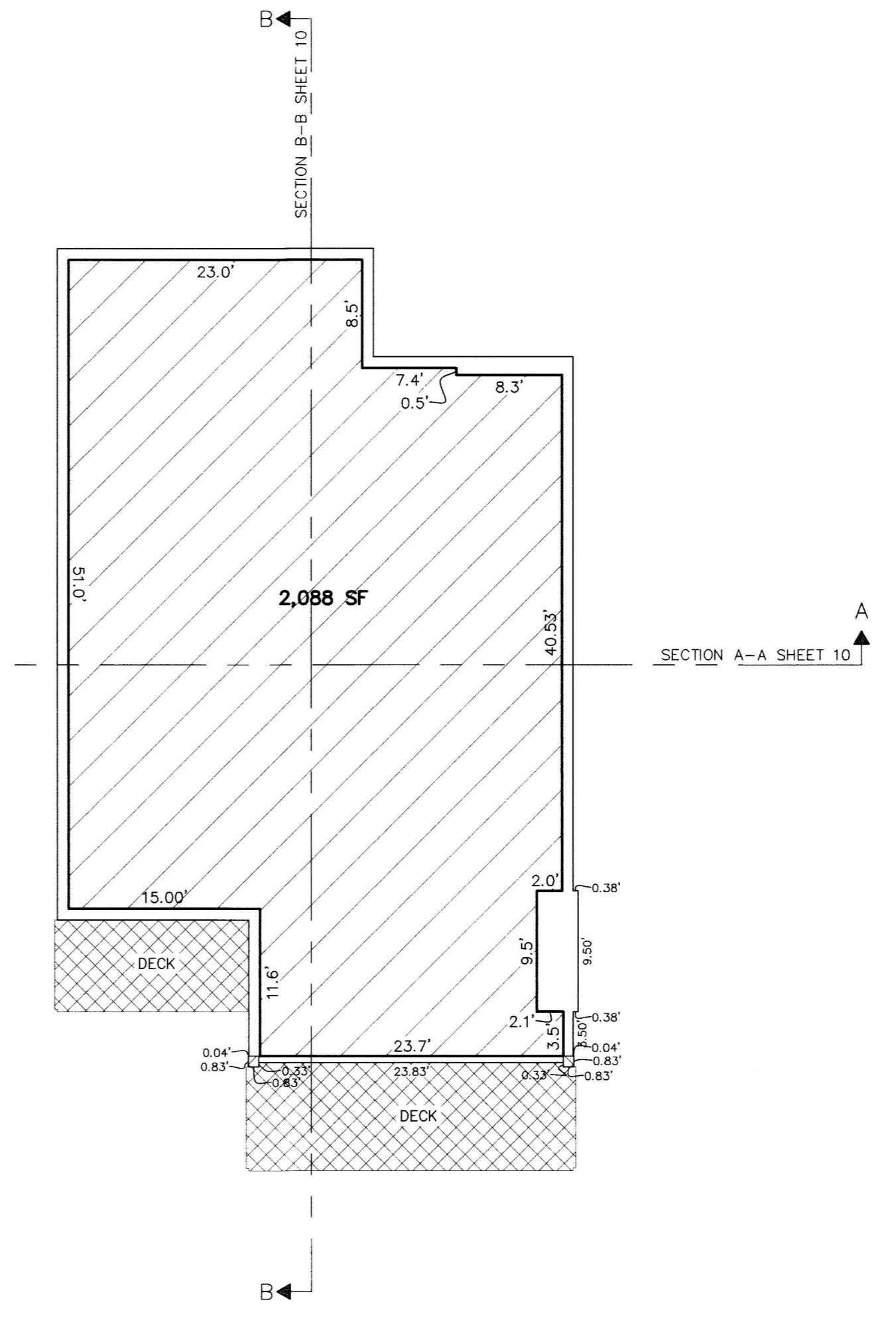
1487 1440
FEE WASATCH COUNTY RECORDER BOOK PAGE
TIME: _____ DATE: _____ ENTRY NO.: 54984



TYPE C - LOWER LEVEL



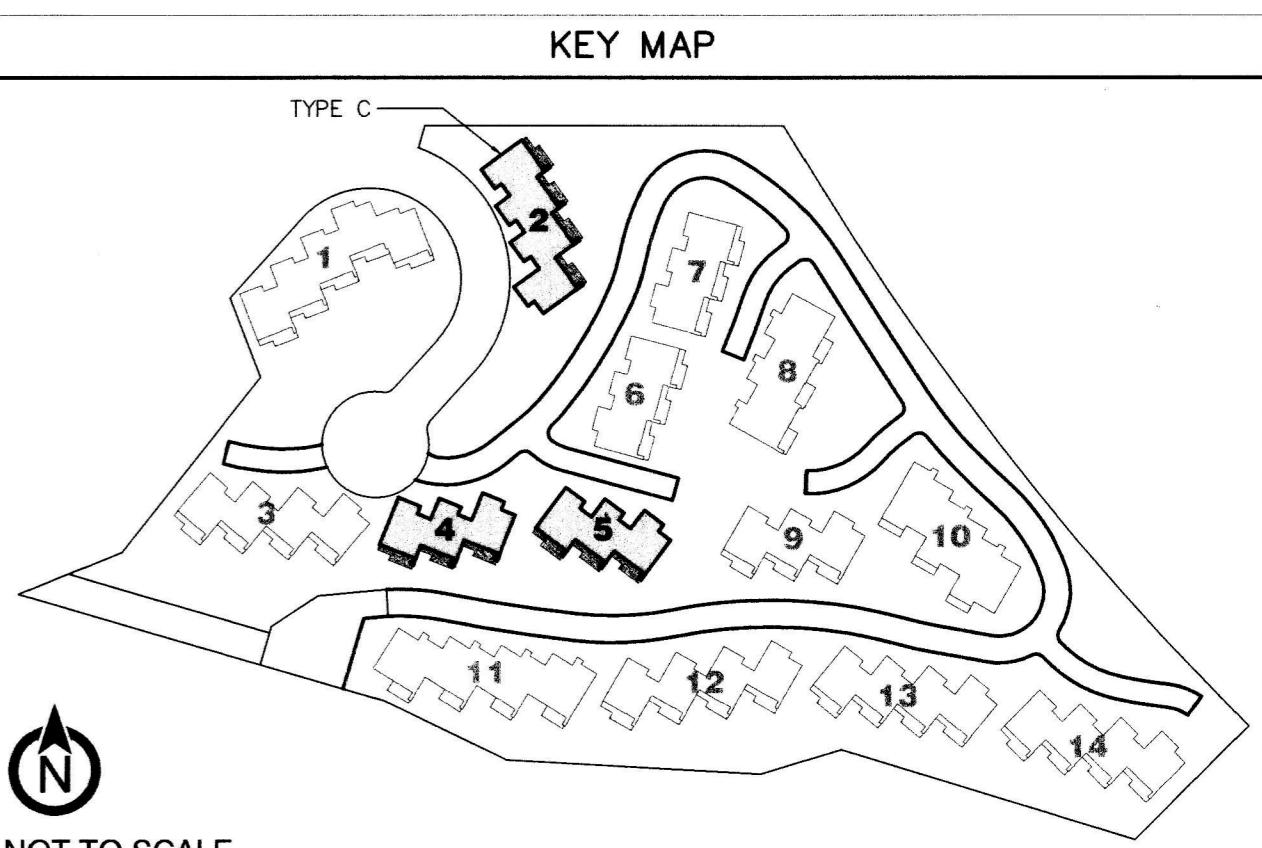
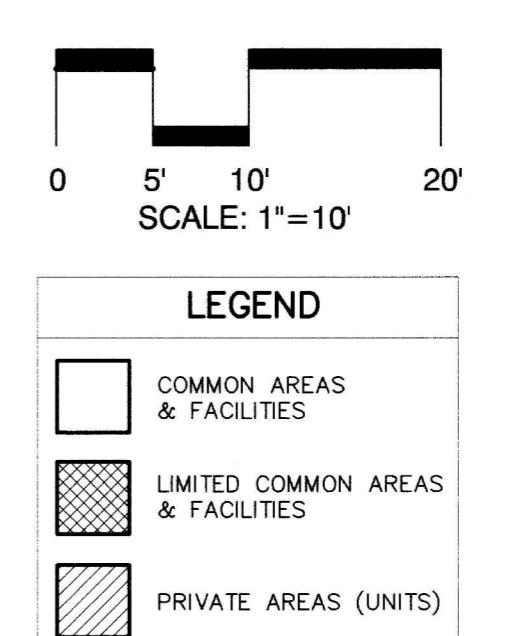
TYPE C - MAIN LEVEL



TYPE C - UPPER LEVEL

LEVEL	SQUARE FOOTAGE
LOWER	1,790 SF
MAIN	1,708 SF
UPPER	2,088 SF
TOTAL	5,586 SF

CORRESPONDING BUILDING(S)	CORRESPONDING UNITS
BUILDING #2	UNITS 6-9
BUILDING #4	UNITS 14-16
BUILDING #5	UNITS 17-19



TYPE C REA TABLE

SQUARE FOOTAGE	
	1,790 SF
	1,708 SF
	2,088 SF
	5,586 SF

BUILDING #	CORRESPONDING UNITS
LDING #2	UNITS 6-9
LDING #4	UNITS 14-16
LDING #5	UNITS 17-19

HEET 5 OF 10

WASATCH COUNTY RECORDER

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WASATCH COUNTY RECORDER BOOK PAGE

DATE: _____ ENTRY NO. 2100 *

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435-649-9467

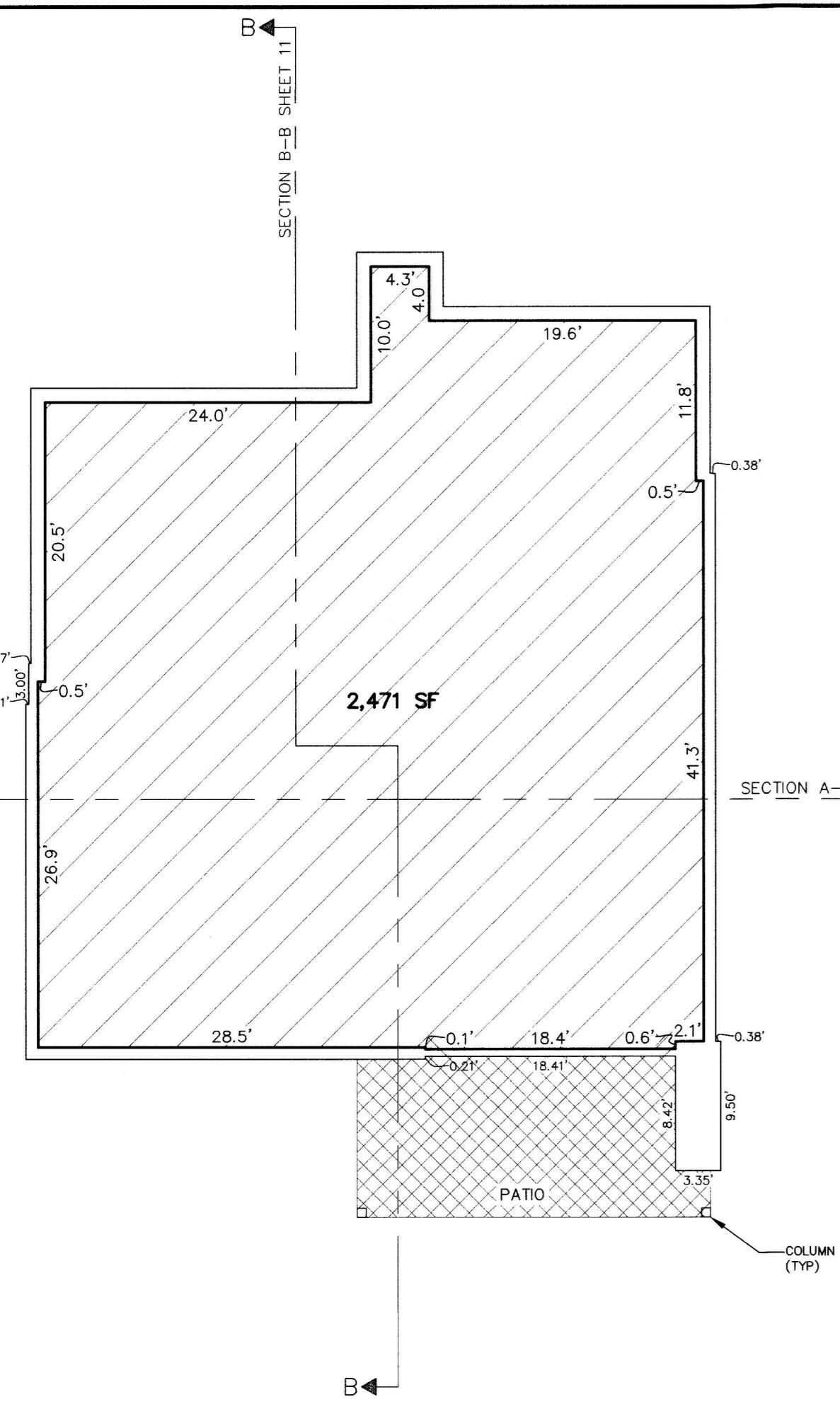
ALLIANCE
ENGINEERING

CONSULTING ENGINEERS | LAND PLANNERS | SURVEYORS

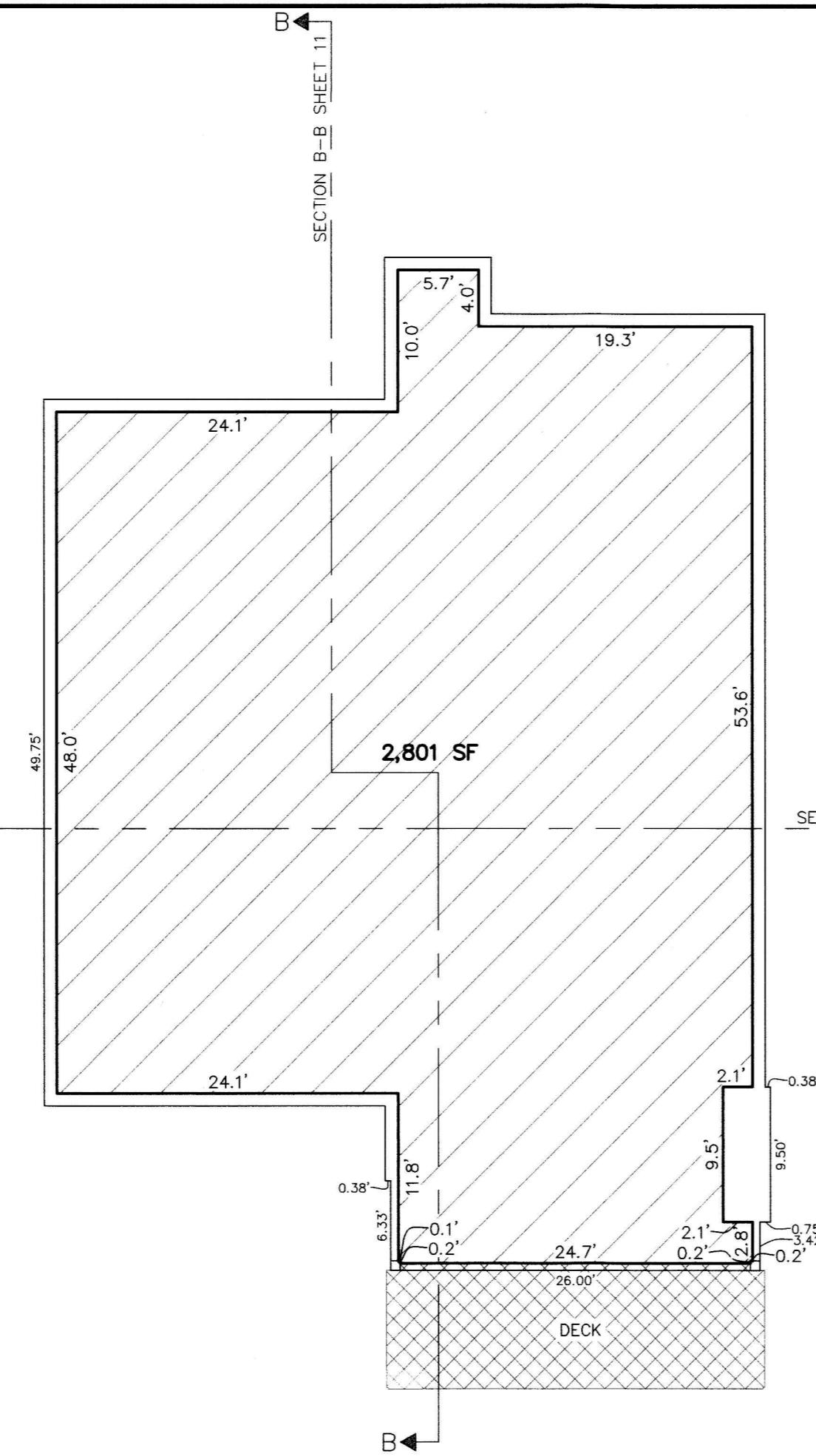
P.O. Box 2664 | 2700 West Homestead Road
Suite 50, 60 | Park City, Utah 84098

MARCELLA LANDING CONDOMINIUMS

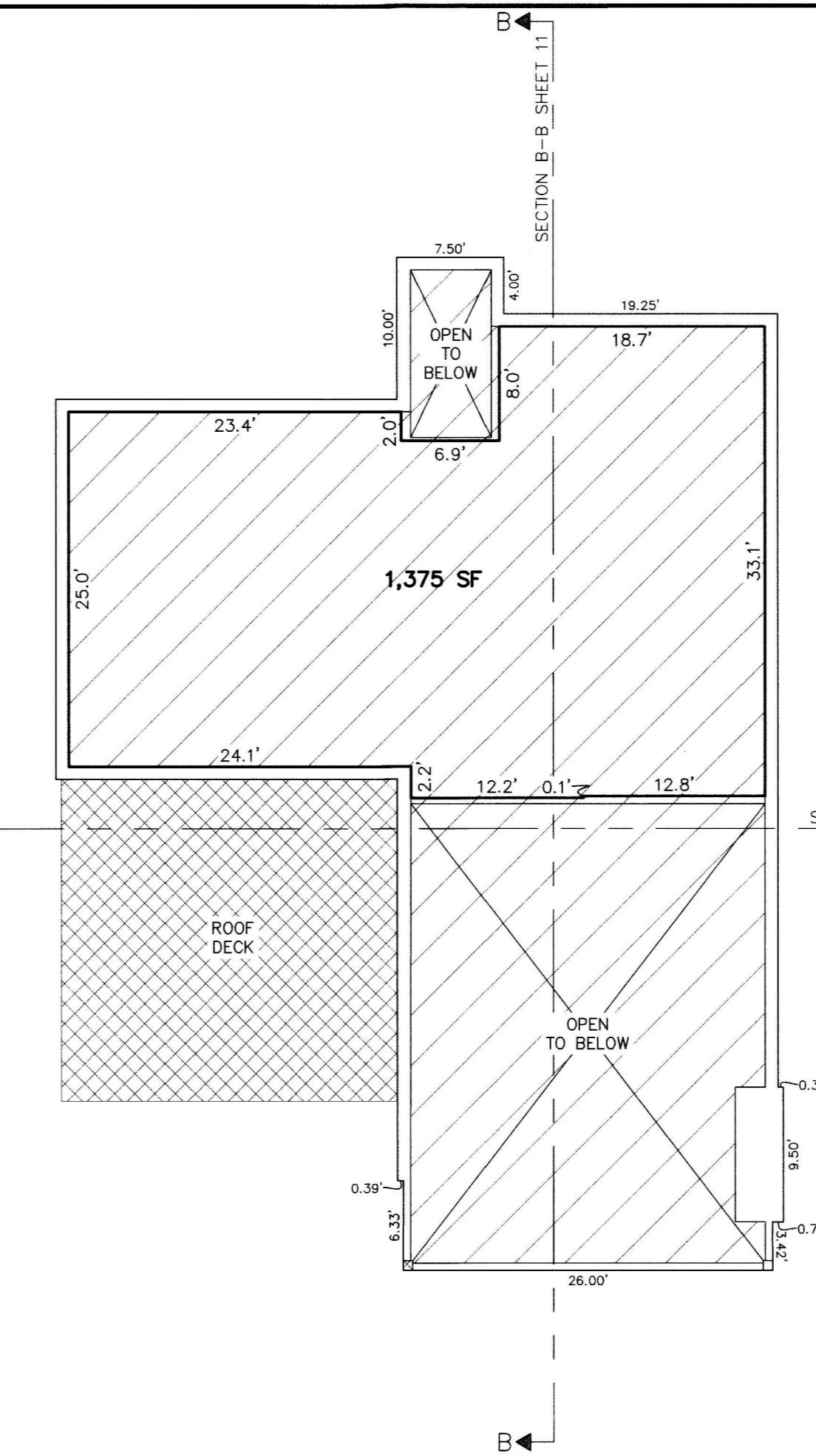
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& IN THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
WASATCH COUNTY, UTAH, MIDA JURISDICTION



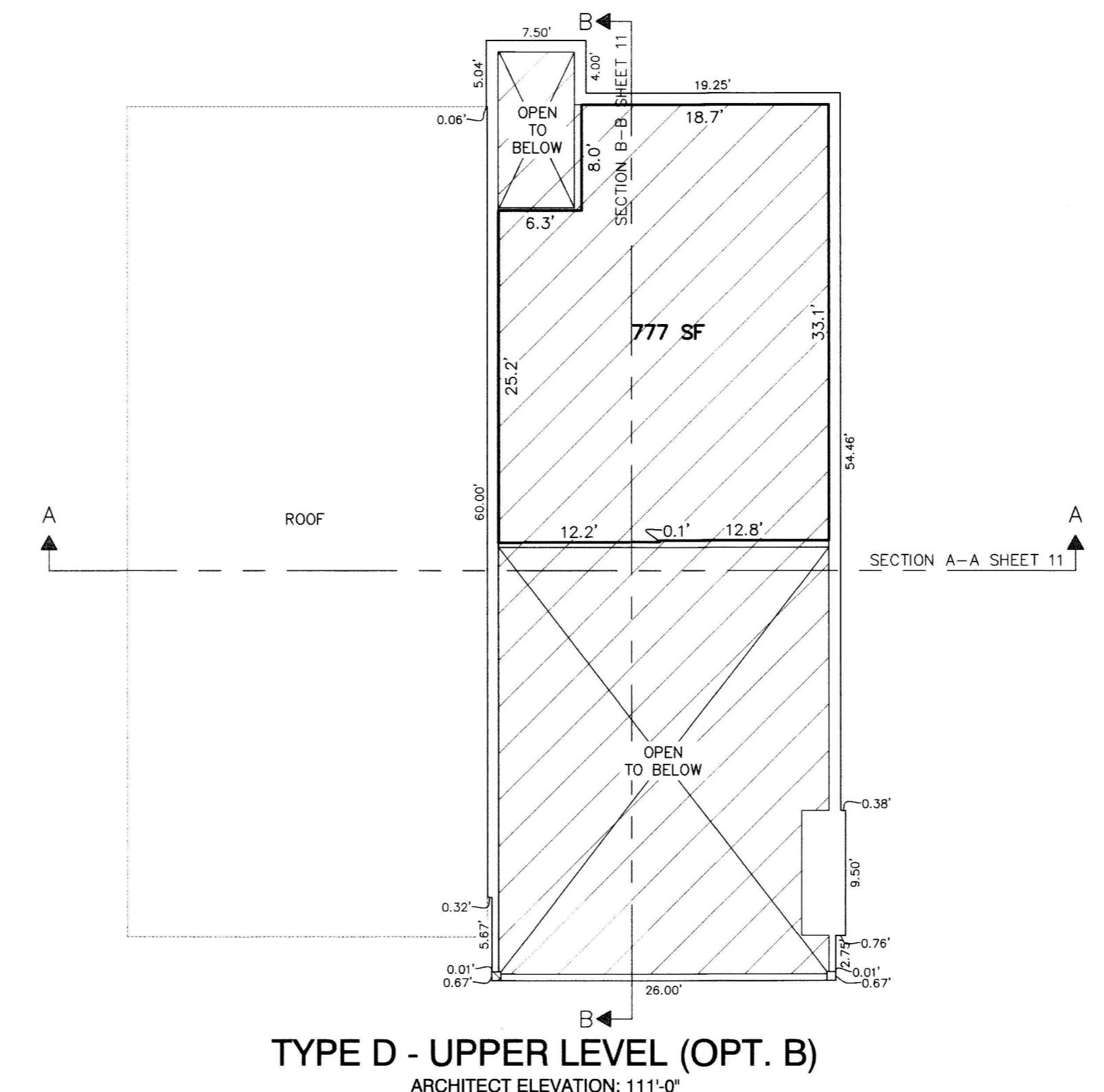
TYPE D - LOWER LEVEL
ARCHITECT ELEVATION: 89'-0"



TYPE D - MAIN LEVEL
ARCHITECT ELEVATION: 100'-0"



TYPE D - UPPER LEVEL (OPT. A)
ARCHITECT ELEVATION: 111'-0"

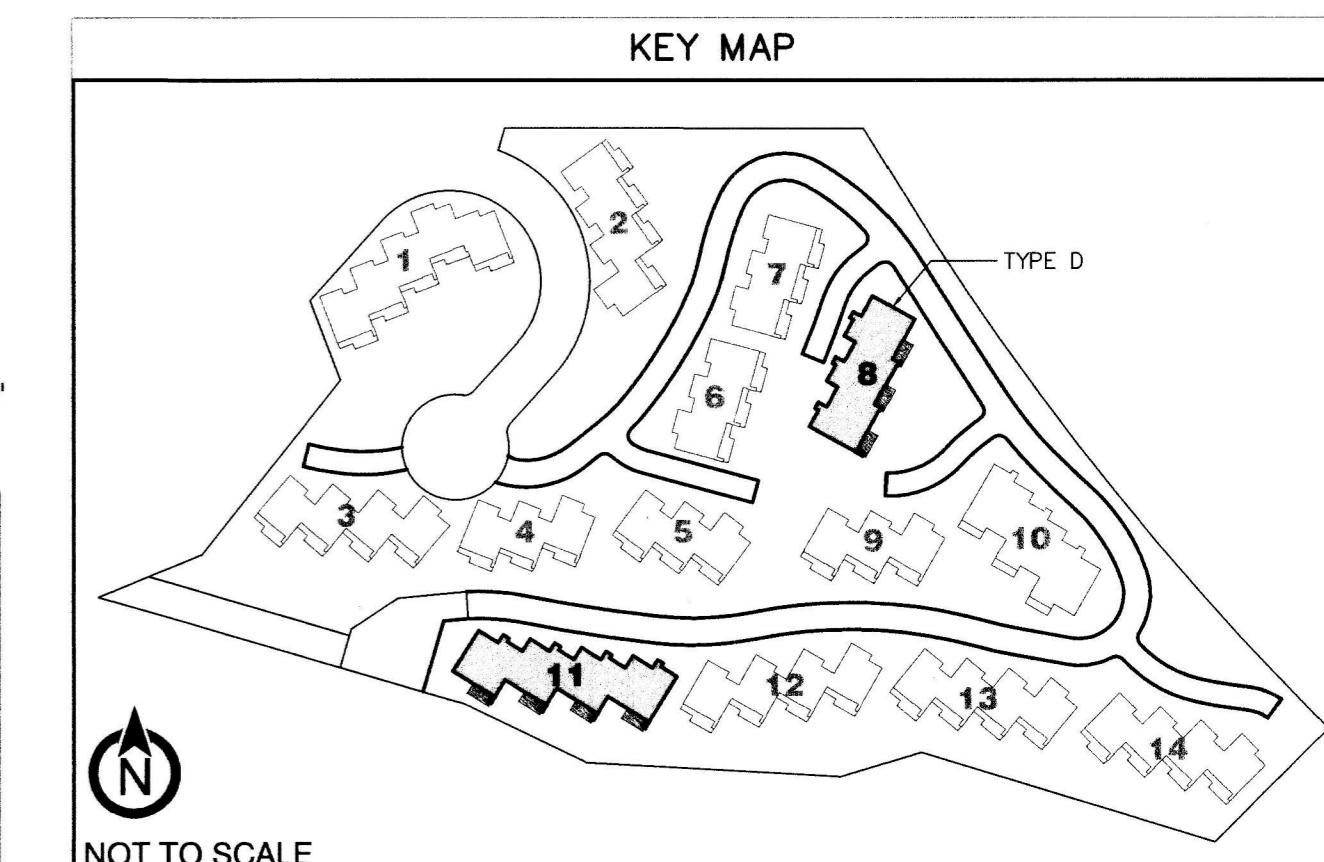


TYPE D - UPPER LEVEL (OPT. B)
ARCHITECT ELEVATION: 111'-0"

TYPE D
AREA TABLE

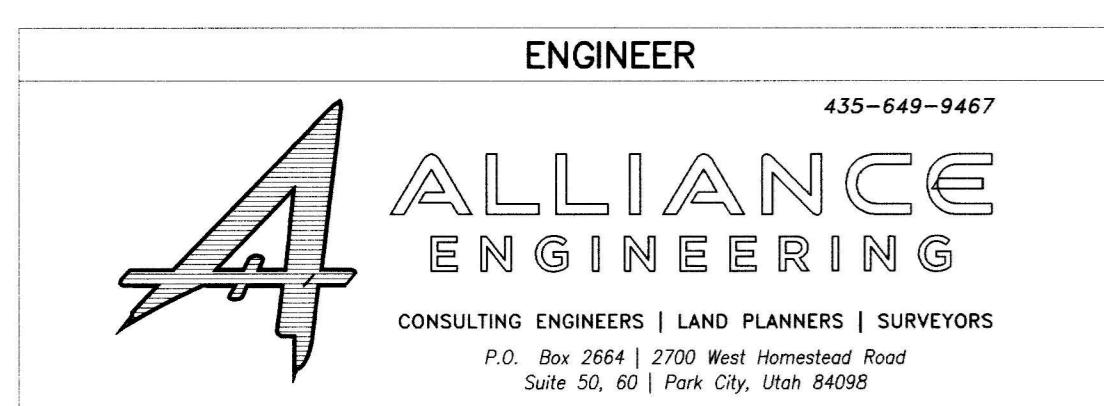
LEVEL	SQUARE FOOTAGE
LOWER	2,471 SF
MAIN	2,801 SF
UPPER 'A'	1,375 SF
TOTAL 'A'	6,647 SF
UPPER 'B'	777 SF
TOTAL 'B'	6,049 SF

CORRESPONDING BUILDING(S)	CORRESPONDING UNITS
BUILDING #8	UNITS 26-28
BUILDING #11	UNITS 35-38



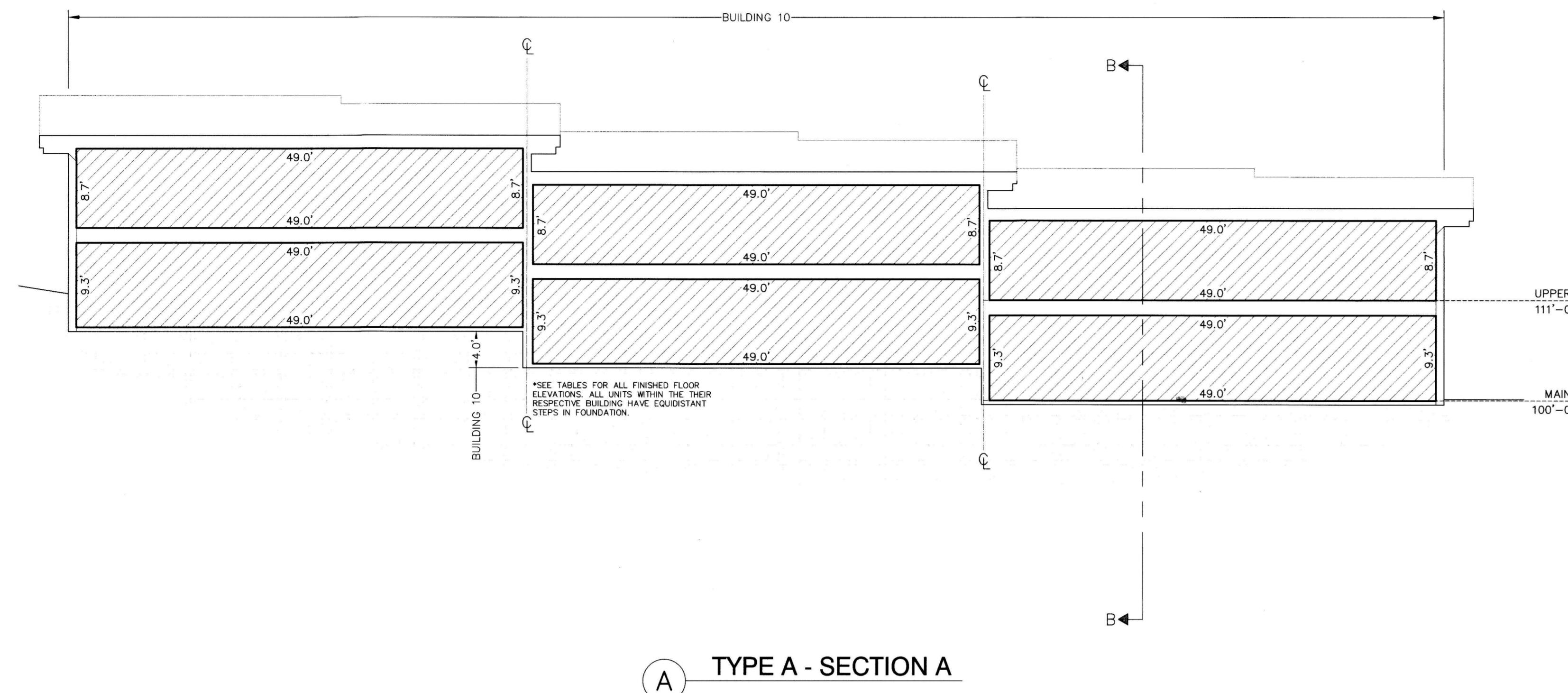
SHEET 6 OF 10

WASATCH COUNTY RECORDER
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
REQUEST OF _____
FEE: WASATCH COUNTY RECORDER BOOK: 1487 PAGE: 1442
TIME: _____ DATE: _____ ENTRY NO.: 549864

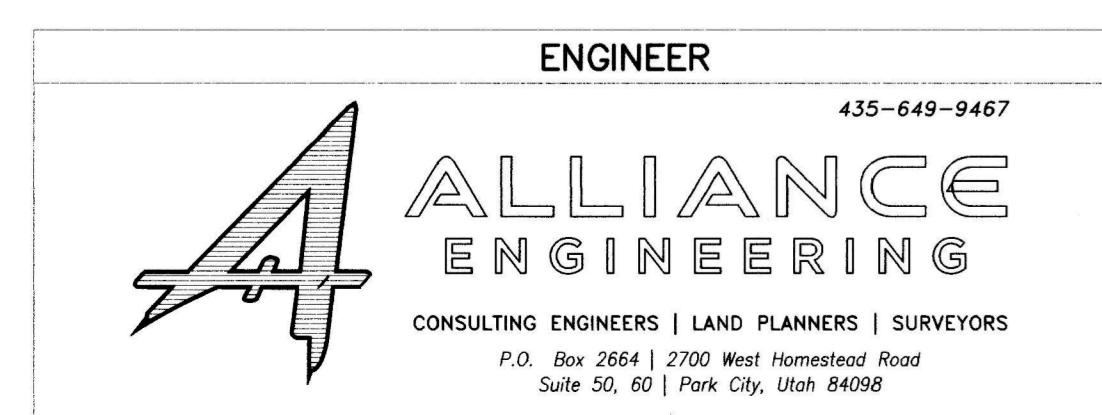
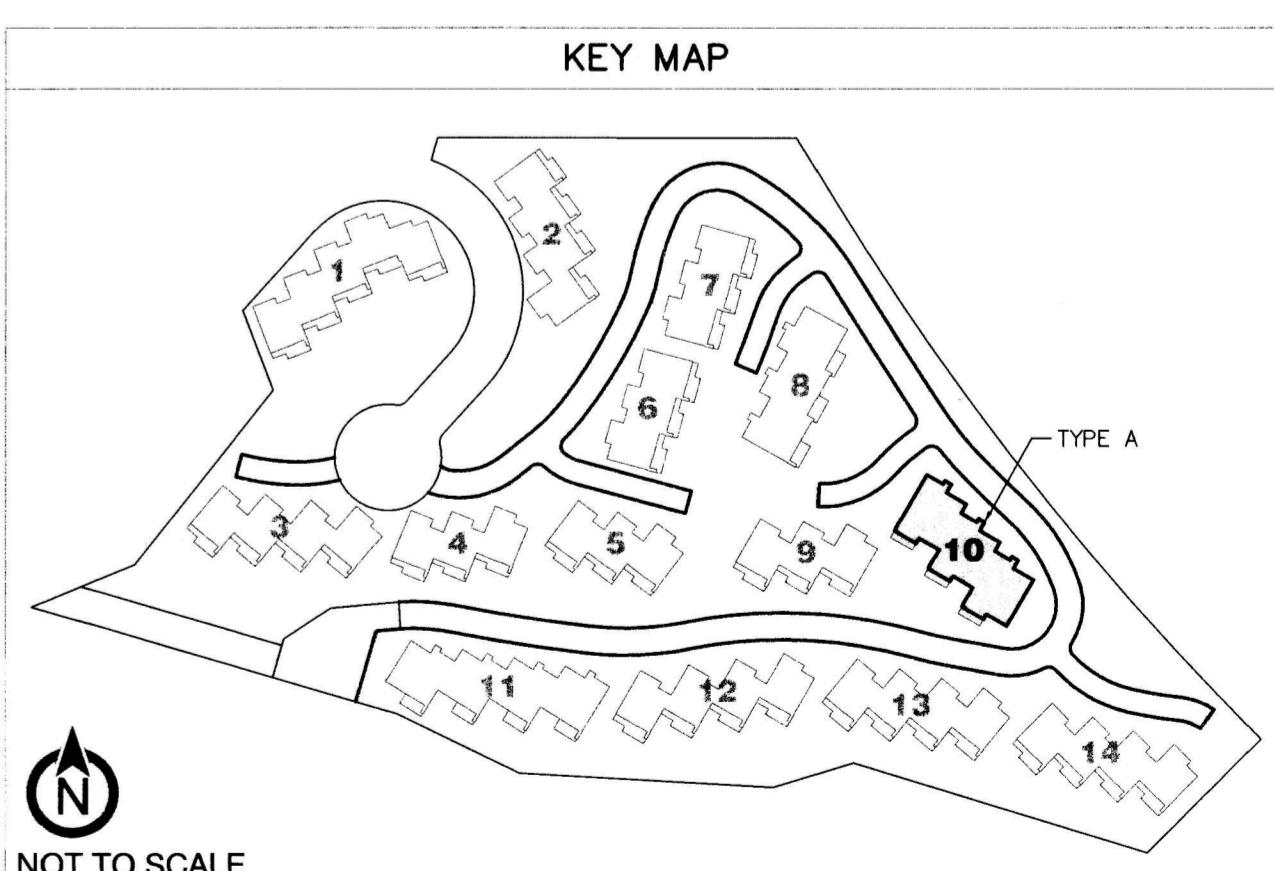
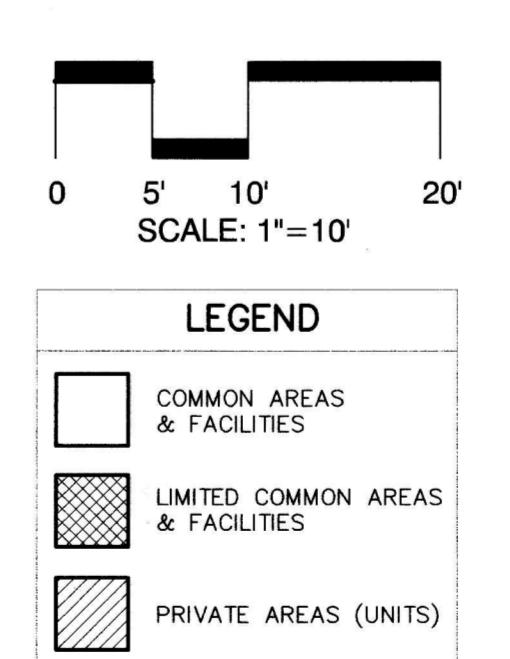
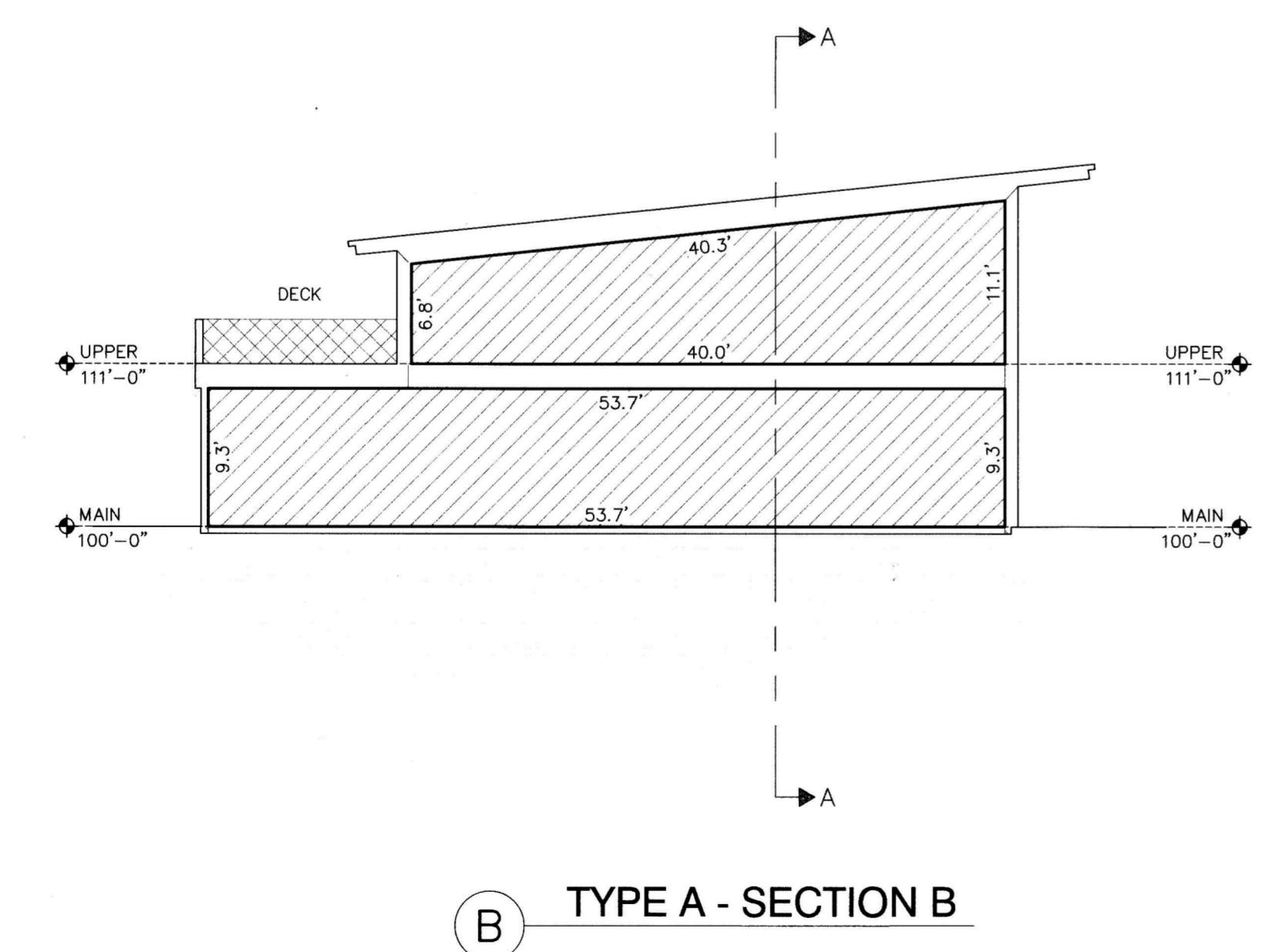


MARCELLA LANDING CONDOMINIUMS

LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST QUARTER OF SECTION 25
& IN THE NORTHWEST 1/4 OF THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
WASATCH COUNTY, UTAH, MIDA JURISDICTION



BUILDING #10			
	ARCHITECT	ENGINEER	
	UNIT 32	UNIT 33	UNIT 34
MAIN	100'-0"	6498.0'	6490.0'
UPPER	111'-0"	6509.0'	6501.0'



MARCELLA LANDING CONDOMINIUMS

LOCATED IN THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST QUARTER OF SECTION 25
& IN THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST QUARTER OF SECTION 25.
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
WASATCH COUNTY, UTAH, MIDA JURISDICTION

SHEET 7 OF 10

WASATCH COUNTY RECORDER

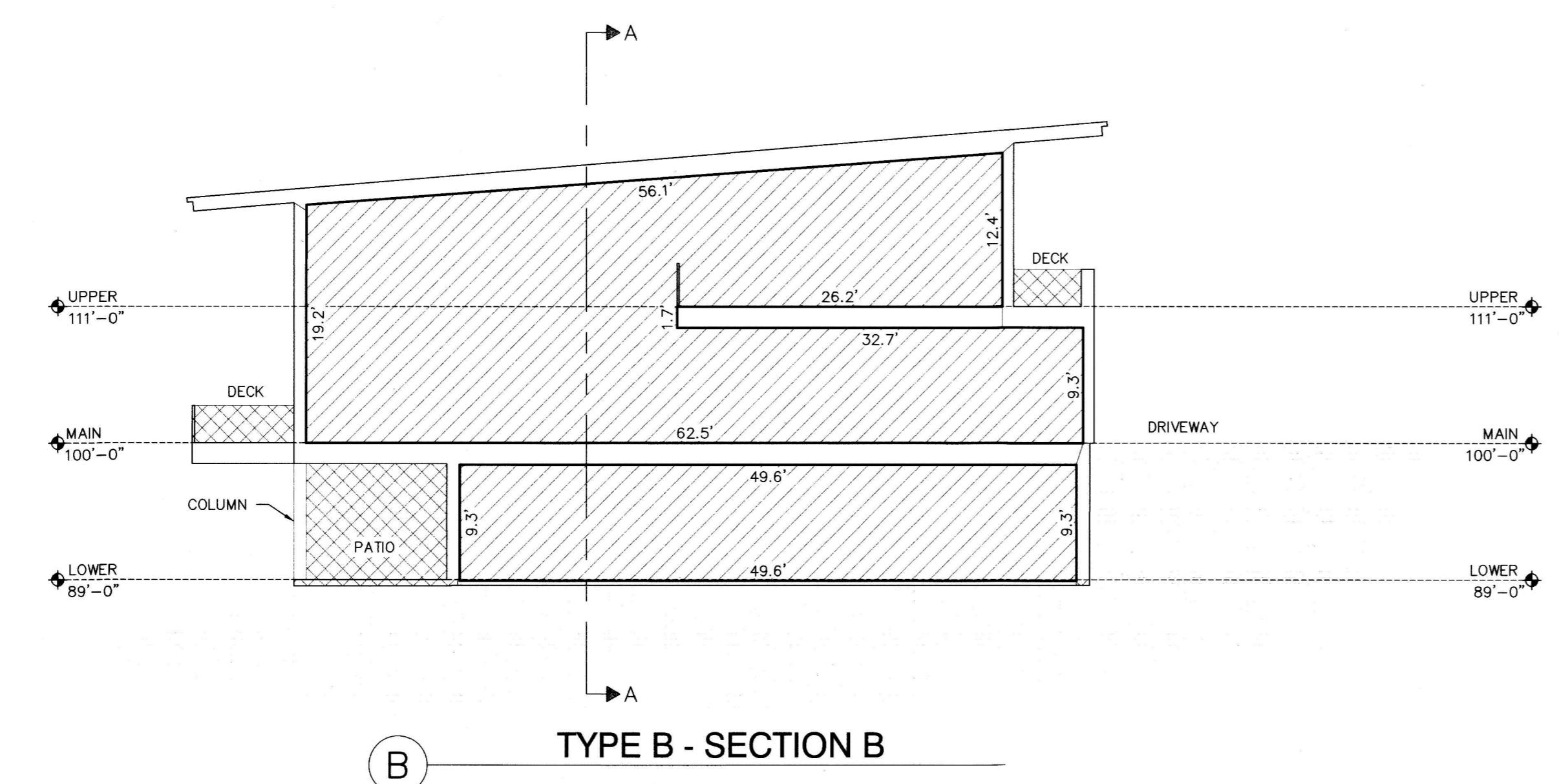
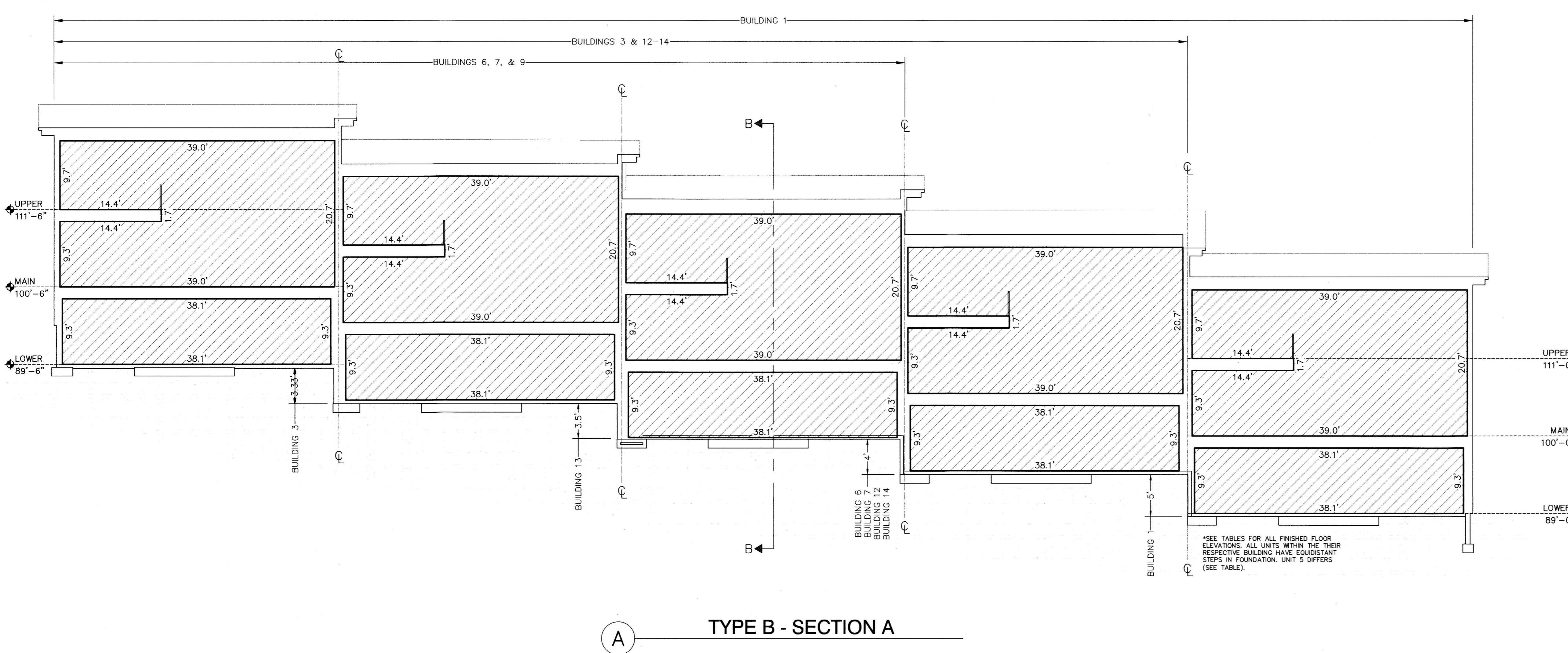
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE

REQUEST OF _____

1487 1443

FEES WASATCH COUNTY RECORDER BOOK PAGE

TIME: _____ DATE: _____ ENTRY NO.: 549864



BUILDING #1						
LEVEL	ARCHITECT	ENGINEER				
		UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5
LOWER	89'-0"	6620.5'	6615.5'	6610.5'	6605.5'	6599.5'
MAIN	100'-0"	6631.5'	6626.5'	6621.5'	6616.5'	6610.5'
UPPER	111'-0"	6642.5'	6637.5'	6632.5'	6627.5'	6621.5'

BUILDING #3					
LEVEL	ARCHITECT	ENGINEER			
		UNIT 10	UNIT 11	UNIT 12	UNIT 13
LOWER	89'-0"	6572.0'	6568.66'	6565.33'	6562.0'
MAIN	100'-0"	6583.0'	6579.66'	6576.33'	6573.0'
UPPER	111'-0"	6594.0'	6590.66'	6587.33'	6584.0'

BUILDING #6					
LEVEL	ARCHITECT	ENGINEER			
		UNIT 20	UNIT 21	UNIT 22	
LOWER	89'-0"	6548.0'	6544.0'	6540.0'	
MAIN	100'-0"	6559.0'	6555.0'	6551.0'	
UPPER	111'-0"	6570.0'	6566.0'	6562.0'	

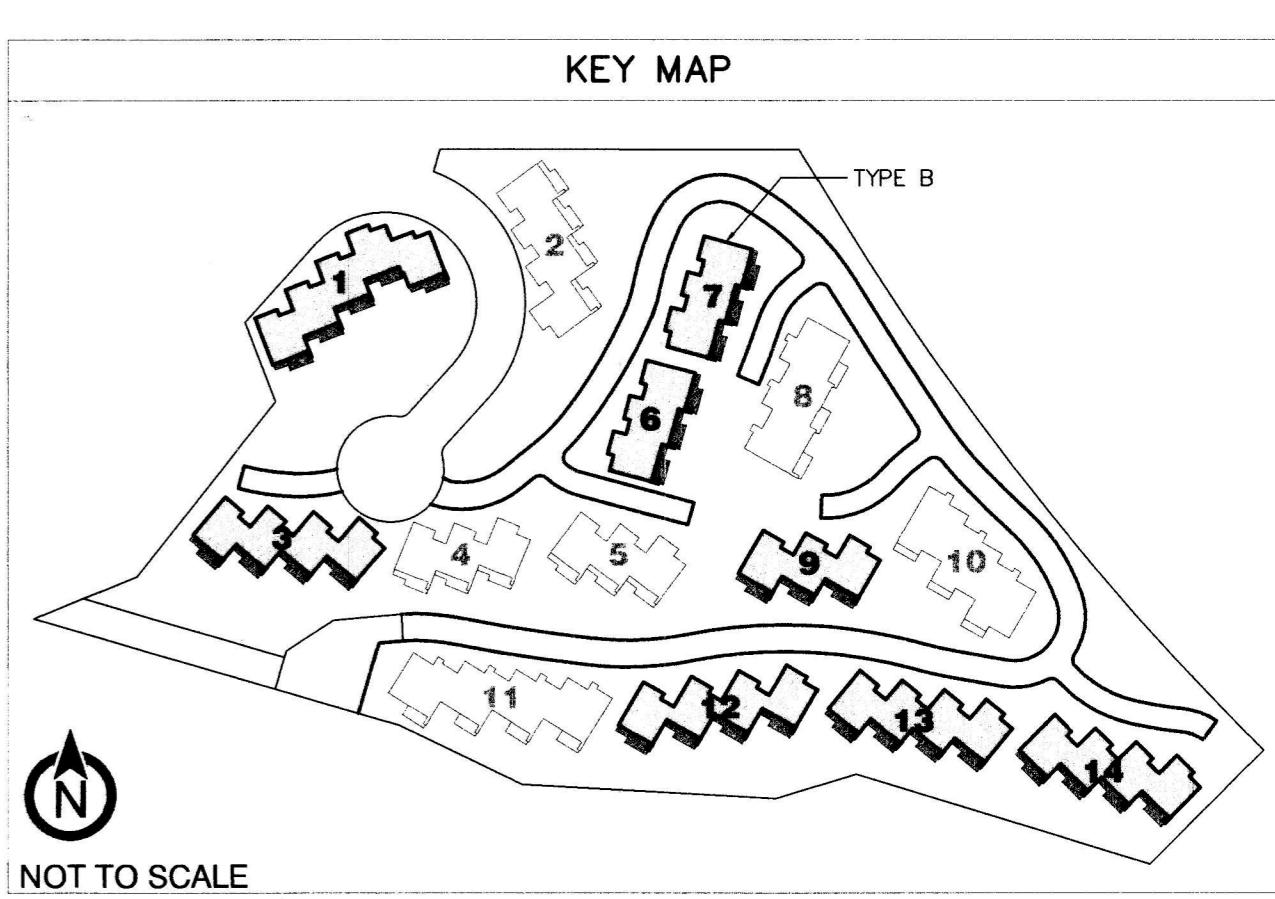
BUILDING #7					
LEVEL	ARCHITECT	ENGINEER			
		UNIT 23	UNIT 24	UNIT 25	
LOWER	89'-0"	6534.25'	6530.25'	6526.25'	
MAIN	100'-0"	6545.25'	6541.25'	6537.25'	
UPPER	111'-0"	6556.25'	6552.25'	6548.25'	

BUILDING #9					
LEVEL	ARCHITECT	ENGINEER			
		UNIT 29	UNIT 30	UNIT 31	
LOWER	89'-0"	6505.0'	6502.0'	6499.0'	
MAIN	100'-0"	6516.0'	6513.0'	6510.0'	
UPPER	111'-0"	6527.0'	6524.0'	6521.0'	

BUILDING #12					
LEVEL	ARCHITECT	ENGINEER			
		UNIT 39	UNIT 40	UNIT 41	UNIT 42
LOWER	89'-0"	6503.0'	6499.0'	6495.0'	6491.0'
MAIN	100'-0"	6514.0'	6510.0'	6506.0'	6502.0'
UPPER	111'-0"	6525.0'	6521.0'	6517.0'	6513.0'

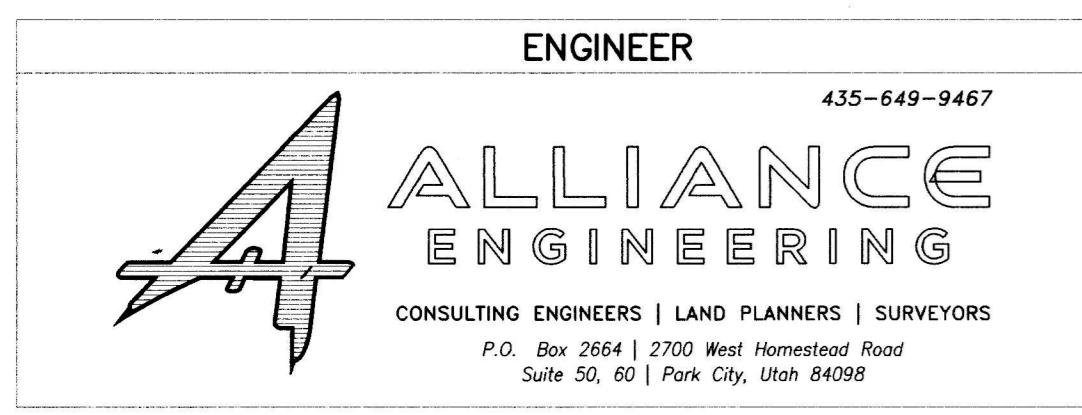
BUILDING #13					
LEVEL	ARCHITECT	ENGINEER			
		UNIT 43	UNIT 44	UNIT 45	UNIT 46
LOWER	89'-0"	6483.5'	6480.0'	6476.5'	6473.0'
MAIN	100'-0"	6494.5'	6491.0'	6487.5'	6484.0'
UPPER	111'-0"	6505.5'	6502.0'	6498.5'	6495.0'

BUILDING #14					
LEVEL	ARCHITECT	ENGINEER			
		UNIT 47	UNIT 48	UNIT 49	UNIT 50
LOWER	89'-0"	6469.5'	6465.5'	6461.5'	6457.5'
MAIN	100'-0"	6480.5'	6476.5'	6472.5'	6468.5'
UPPER	111'-0"	6491.5'	6487.5'	6483.5'	6479.5'



MARCELLA LANDING CONDOMINIUMS

LOCATED IN THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST QUARTER OF SECTION 25
 & IN THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST QUARTER OF SECTION 25,
 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
 WASATCH COUNTY, UTAH, MIDA JURISDICTION



SHEET 8 OF 10

WASATCH COUNTY RECORDER

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

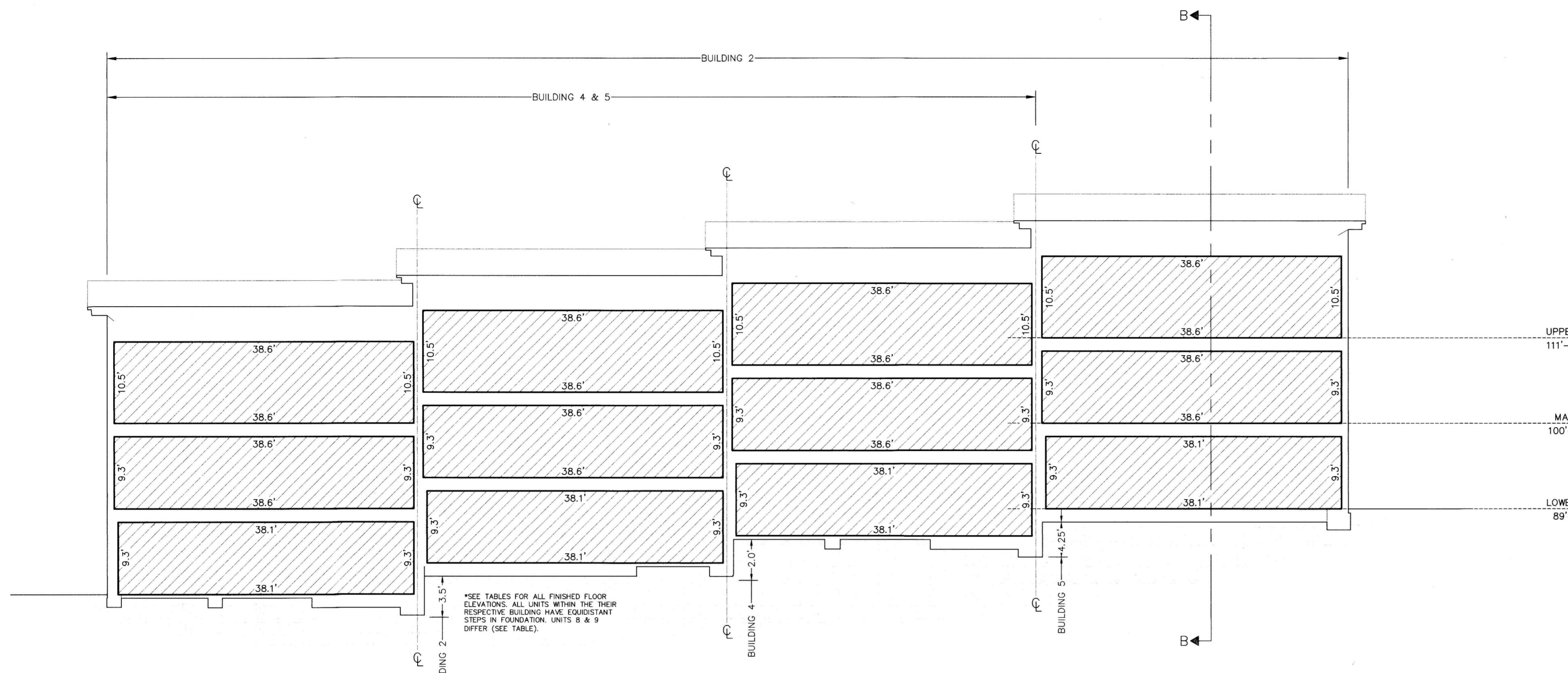
REQUEST OF _____

1481 1444

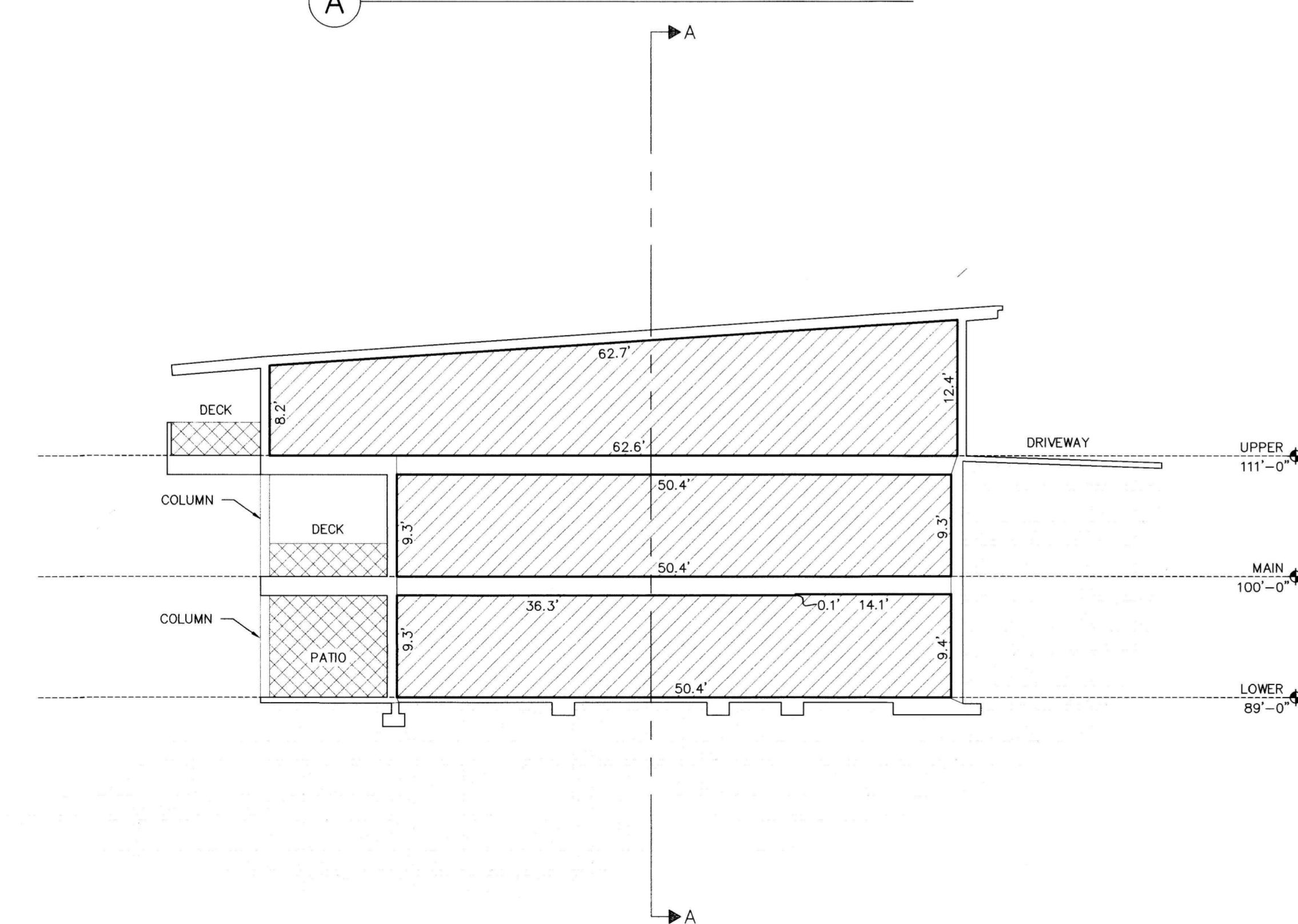
BOOK PAGE

TIME: _____ DATE: _____ ENTRY NO.: 5499864

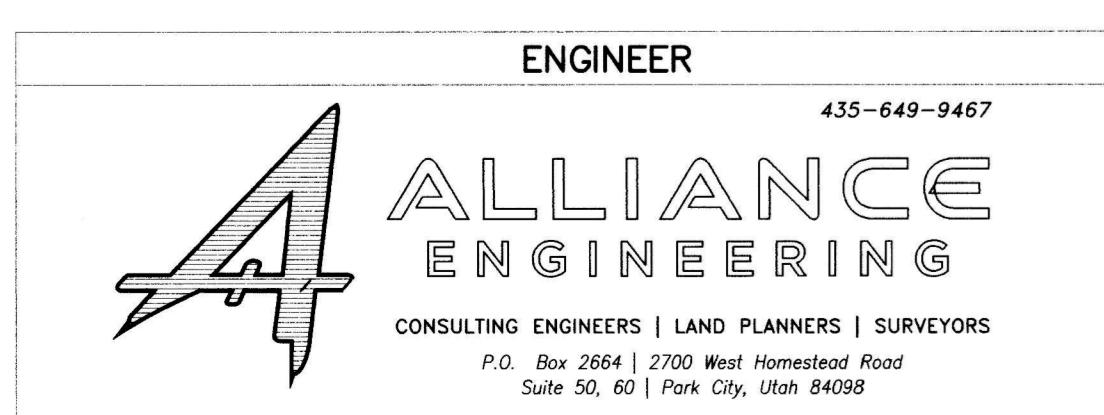
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TYPE C - SECTION A



TYPE C - SECTION B



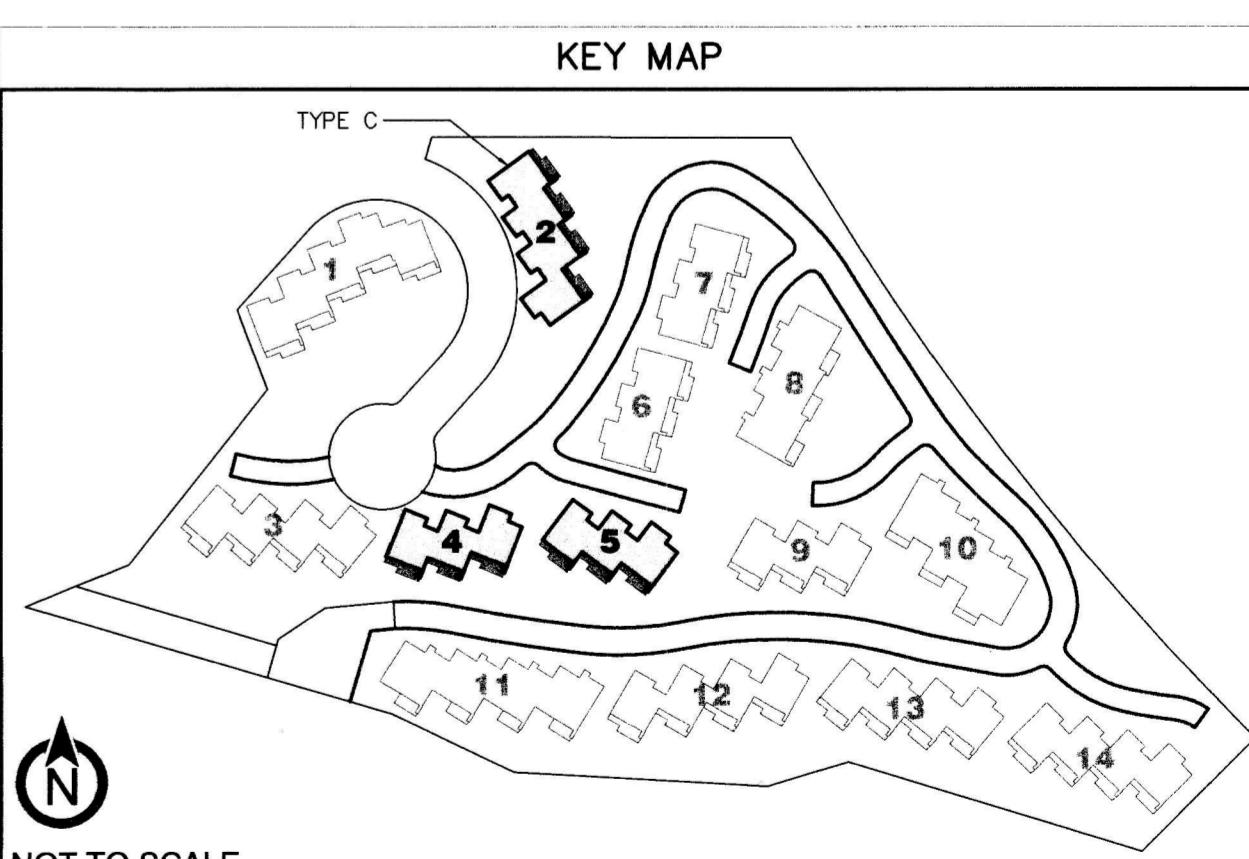
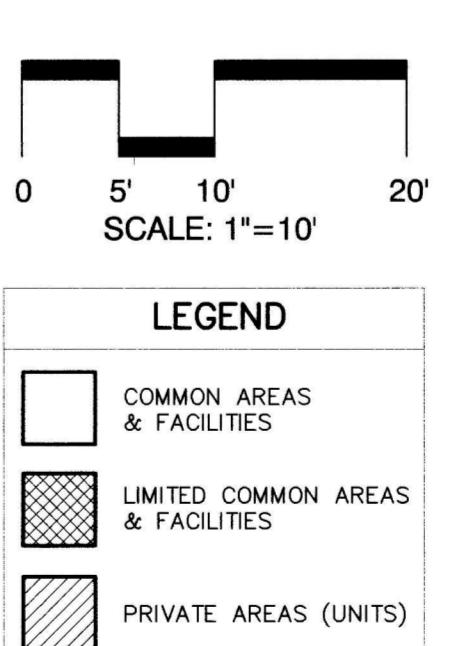
MARCELLA LANDING CONDOMINIUMS

LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST QUARTER OF SECTION 25
& IN THE NORTHWEST 1/4 OF THE NORTHEAST QUARTER OF SECTION 25.
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
WASATCH COUNTY, UTAH, MIDA JURISDICTION

BUILDING #2				
LEVEL	ARCHITECT	ENGINEER	UNIT 6	UNIT 7
			6581.0'	6577.5'
LOWER	89'-0"		6574.0'	6570.0'
MAIN	100'-0"		6592.0'	6588.5'
UPPER	111'-0"		6603.0'	6599.5'
			6596.0'	6592.0'

BUILDING #4				
LEVEL	ARCHITECT	ENGINEER	UNIT 14	UNIT 15
			6552.0'	6550.0'
LOWER	89'-0"		6548.0'	
MAIN	100'-0"		6563.0'	6561.0'
UPPER	111'-0"		6574.0'	6572.0'
			6570.0'	

BUILDING #5				
LEVEL	ARCHITECT	ENGINEER	UNIT 17	UNIT 18
			6536.5'	6532.25'
LOWER	89'-0"		6528.0'	
MAIN	100'-0"		6547.5'	6543.25'
UPPER	111'-0"		6558.5'	6554.25'
			6550.0'	



SHEET 9 OF 10

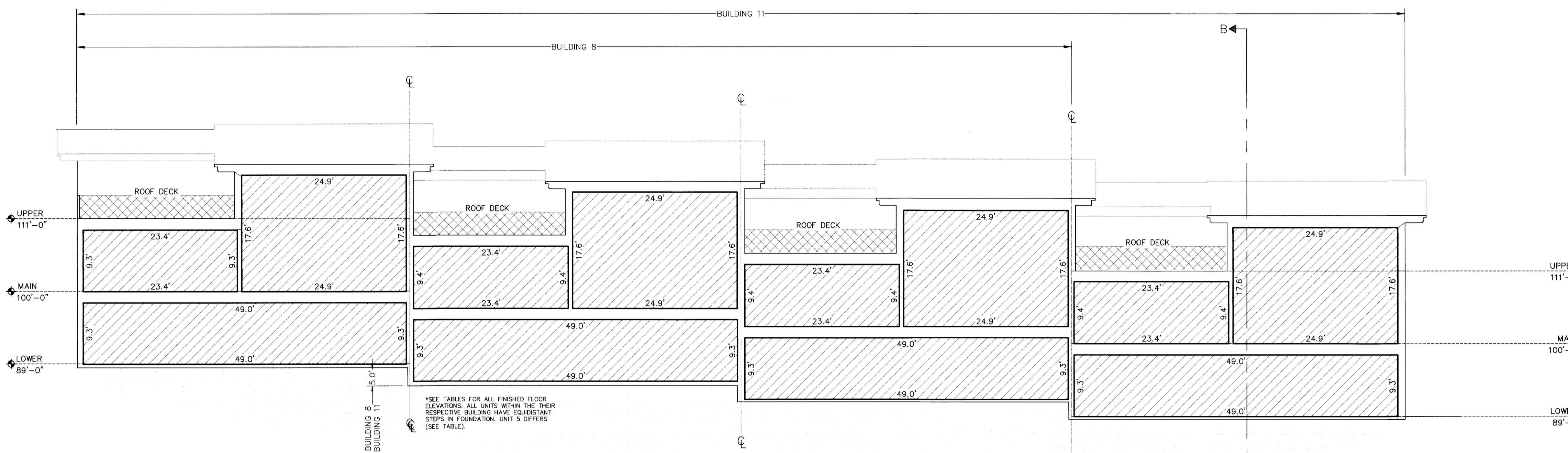
WASATCH COUNTY RECORDER

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

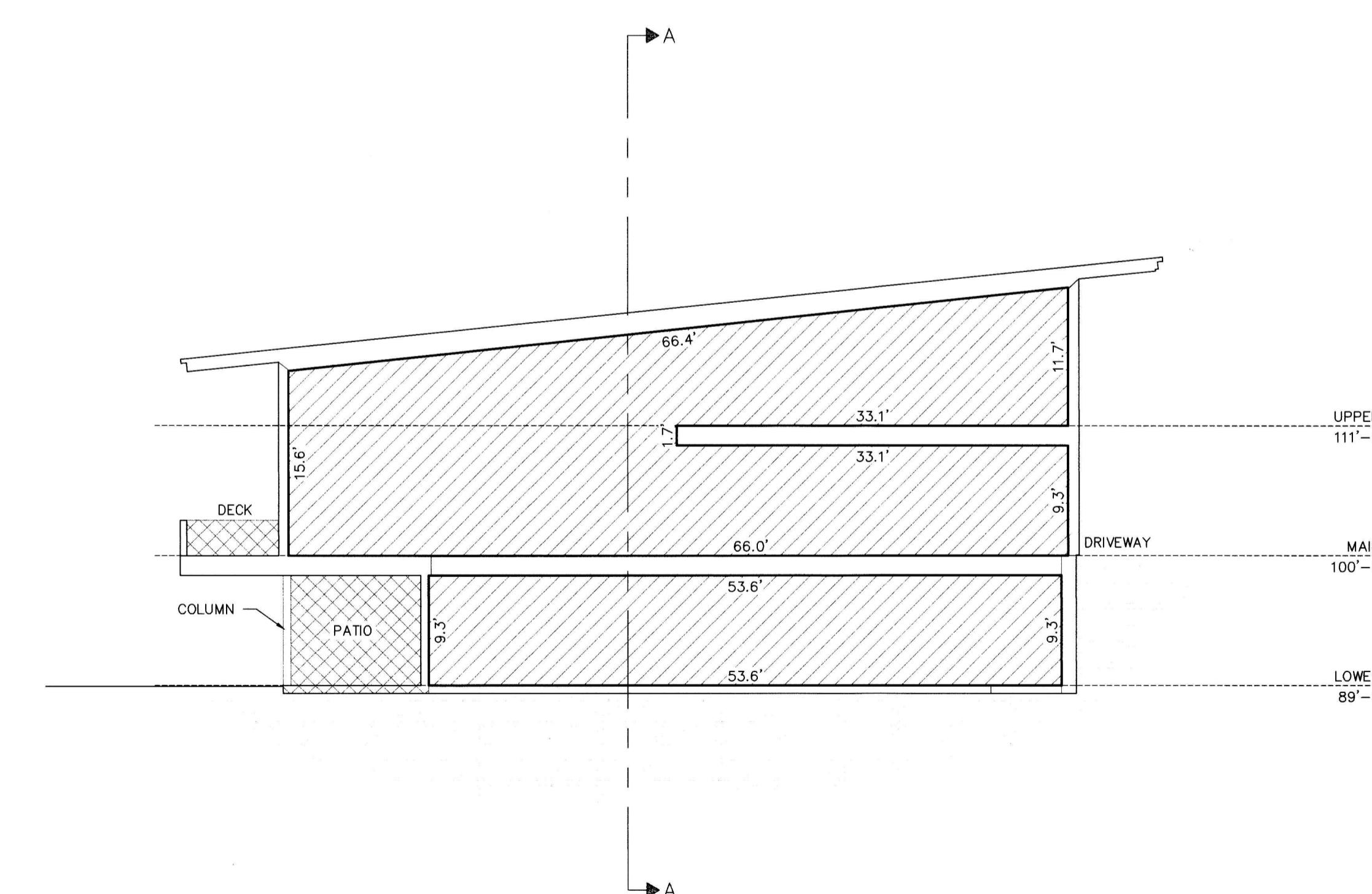
REQUEST OF *1487 1445*

FEES WASATCH COUNTY RECORDER BOOK PAGE

TIME: DATE: ENTRY NO.: *549984*



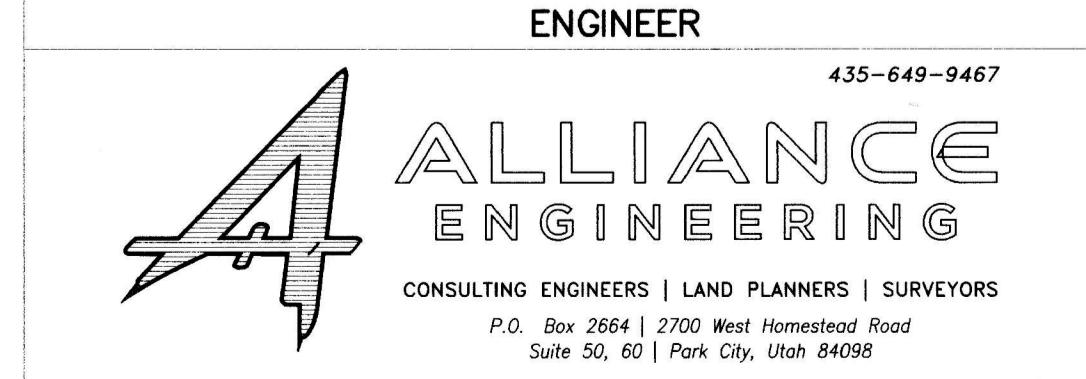
TYPE D - SECTION A



B TYPE D - SECTION E

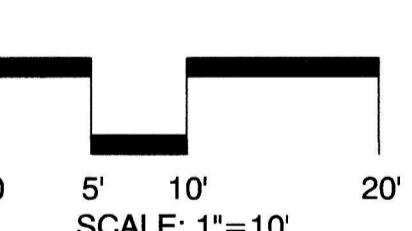
MARCELLA LANDING CONDOMINIUMS

LOCATED IN THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST QUARTER OF SECTION 21
& IN THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN
WASATCH COUNTY UTAH MIDA JURISDICTION

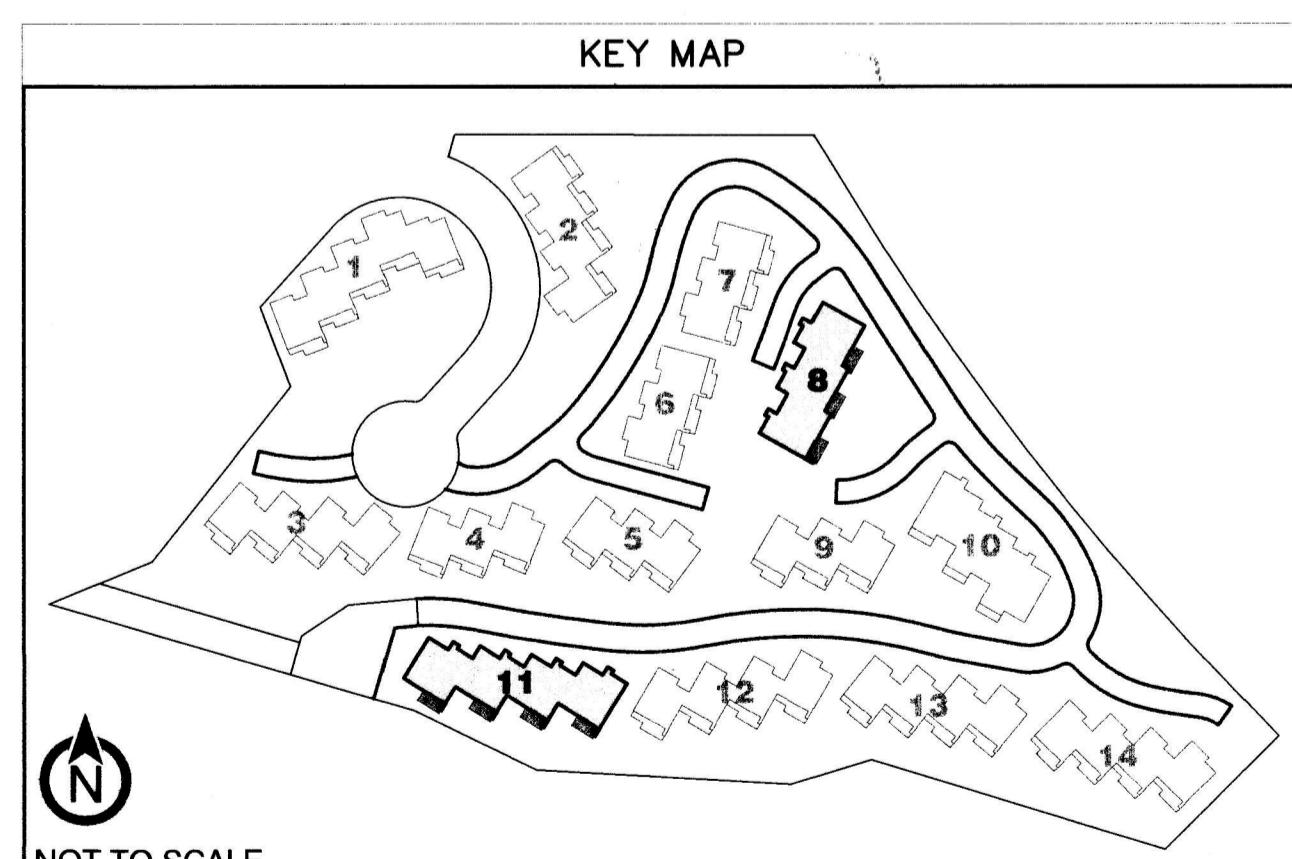


BUILDING #8				
LEVEL	ARCHITECT	ENGINEER		
		UNIT 26	UNIT 27	UNIT 28
LOWER	89'-0"	6520.0'	6515.0'	6510.0'
MAIN	100'-0"	6531.0'	6526.0'	6521.0'
UPPER	111'-0"	6542.0'	6537.0'	6532.0'

BUILDING #11					
LEVEL	ARCHITECT	ENGINEER			
		UNIT 35	UNIT 36	UNIT 37	UNIT 38
LOWER	89'-0"	6620.5'	6615.5'	6610.5	6605.5'
MAIN	100'-0"	6631.5'	6626.5'	6621.5'	6616.5'
UPPER	111'-0"	6642.5'	6637.5'	6632.5'	6627.5'



LEGEND	
	COMMON AREAS & FACILITIES
	LIMITED COMMON AREAS & FACILITIES
	PRIVATE AREAS (UNITS)



SHEET 10 OF 10

WASATCH COUNTY RECORDER

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

EST. OF

1487 1446

FEE WASATCH COUNTY RECORDER BOOK PAGE

DATE: _____ ENTRY NO.: 544864

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