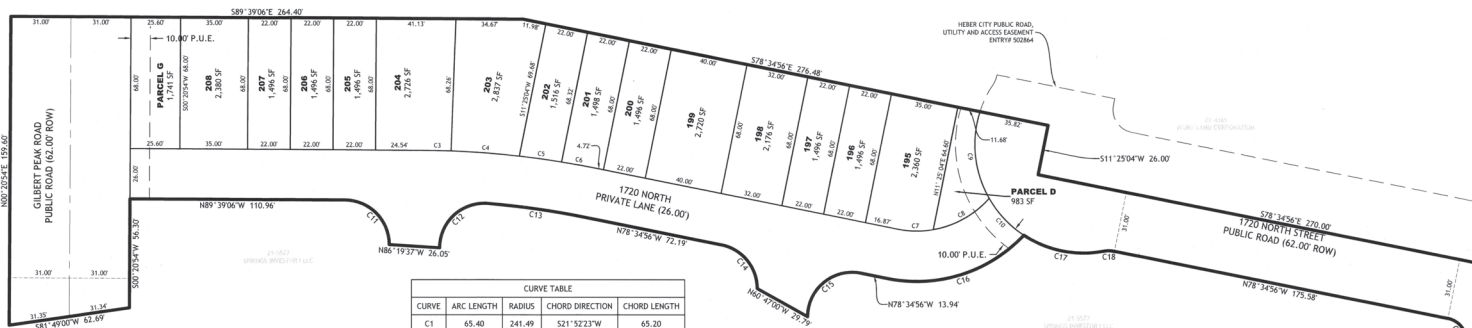


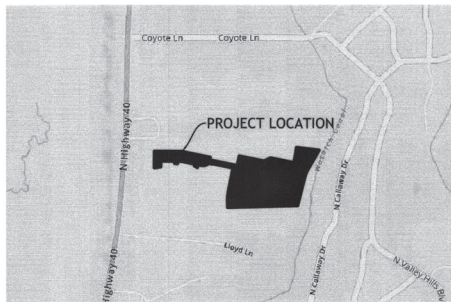
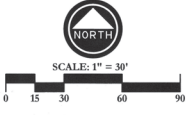
THE SPRINGS AT COYOTE RIDGE PHASE 1

PART OF THE SOUTH HALF (S 1/2) OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,
HEBER CITY, WASATCH COUNTY, STATE OF UTAH

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.



CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	65.40	241.49	S21°52'23"W	65.20
C2	124.23	1497.00	N9°02'25"E	124.19
C3	14.46	461.00	N88°45'12"W	14.46
C4	35.27	479.34	N85°39'46"W	35.27
C5	22.04	461.00	N82°06'03"W	22.04
C6	17.29	461.00	N79°39'24"W	17.29
C7	18.55	50.00	N89°12'33"W	18.44
C8	33.80	50.00	S60°47'55"W	33.16
C9	46.39	56.00	S5°59'51"E	45.08
C10	26.32	56.00	S43°11'38"E	26.08
C11	35.99	23.00	N44°49'33"W	32.43
C12	38.05	23.00	S47°23'22"W	33.85
C13	50.40	435.00	N81°54'06"W	50.37
C14	31.54	23.00	N39°17'28"W	29.13
C15	40.71	23.00	S50°42'32"W	35.60
C16	77.12	76.00	S72°20'46"W	73.86
C17	42.92	56.00	N78°36'43"W	41.87
C18	5.76	15.00	N89°34'29"W	5.72
C19	18.85	12.00	N33°34'56"W	16.97
C20	120.88	531.00	N4°53'45"E	120.62
C21	112.69	495.00	N4°53'45"E	112.45
C22	8.53	15.00	N4°51'54"W	8.41
C23	56.22	56.00	N7°36'50"E	53.89
C24	62.22	56.00	N68°12'34"E	59.07
C25	6.39	56.00	S76°41'37"E	6.39
C26	26.79	56.00	S59°43'15"E	26.53
C27	8.53	15.00	S62°17'58"E	8.41
C28	18.85	12.00	S56°25'04"W	16.97
C29	18.85	12.00	N33°34'56"W	16.97
C30	18.85	12.00	S56°25'04"W	16.97
C31	63.66	251.46	S21°22'02"W	63.49
C32	18.85	12.00	N33°34'56"W	16.97
C33	18.85	12.00	N56°25'04"E	16.97
C34	104.49	459.00	N4°53'45"E	104.27
C35	4.44	251.46	S29°07'34"W	4.44
C36	26.73	1525.00	N10°54'56"E	26.73
C37	99.83	1525.00	N8°32'18"E	99.81



VICINITY MAP
NOT TO SCALE

LEGEND	
	RIGHT OF WAY
	SUBDIVISION BOUNDARY
	LOT LINE
	ROADWAY CENTERLINE
	PUBLIC UTILITY EASEMENT
	SECTION LINE
	MONUMENT TO BE SET
	FOUND SECTION MONUMENT
	EXISTING STREET MONUMENT
	CALCULATED SECTION CORNER

NARRATIVE:

THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF WASATCH BACK HOLDINGS FOR THE PURPOSE OF SUBDIVIDING THE PARCELS OF LAND KNOWN BY THE WASATCH COUNTY ASSESSOR AS PARCEL NUMBER 21-4371 INTO LOTS AND STREETS AS SHOWN HEREON.

BASIS OF BEARING:

SOUTH BY 51°50' EAST, BEING THE BEARING BETWEEN A FOUND BRASS CAP AT THE WEST QUARTER (1/4) CORNER OF SECTION 29 AND A CALCULATED CORNER AT THE EAST QUARTER (1/4) CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SLSBM.

NOTES:

- ALL PRIVATE ROADS, COMMON PARCELS, AND AREAS OUTSIDE OF BUILDING FOOTPRINT ARE ALSO PUBLIC UTILITY AND ORANGE EASEMENTS EASEMENTS.
- PARCEL A IS HEREBY DEDICATED TO HEBER CITY FOR A FUTURE PARK.
- PARCEL A IS SUBJECT TO A BLANKET STORM WATER CONVEYANCE, RETENTION, AND ACCESS EASEMENT.
- COMMON PARCELS D AND G ARE HEREBY DEDICATED TO THE SPRINGS AT COYOTE RIDGE PHASE 1 HOME OWNERS ASSOCIATION.
- LOTS 181 TO 194 SHALL INCLUDE A 10' PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT (PUE & DE) ALONG THE FRONT AND REAR OF THE LOT, AND A 5' PUE & DE ALONG INTERIOR SIDE LOT LINES.
- PROPERTY OWNER SHALL BE RESPONSIBLE TO OWN AND MAINTAIN SEWER SERVICE LINE FROM THE CITY MAIN LINE TO THE PRIVATE BUILDING.
- 5/8" REBAR & CAP MARKED 'EDM PARTNERS, LLC' WILL BE SET AT ALL EXTERIOR BOUNDARY AND REAR LOT CORNERS UNLESS OTHERWISE NOTED ON THIS PLAT. ALL FRONT CORNERS WILL BE SET AT THE CURB, LOT LINE EXTENDED, WITH A COPPER RIVET.
- OPEN SPACE WITHIN THE TOWN HOME AREA AND INDIVIDUAL LOT LANDSCAPING TO BE IRRIGATED BY A COMMUNITY WIDE SYSTEM THAT WILL BE MAINTAINED BY THE TOWN HOME H.O.A.

BOUNDARY DESCRIPTION

THAT PORTION OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; HEBER CITY, WASATCH COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 58° 51'50"E 2545.46 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 AND 500' 00'00"E 309.88 FEET FROM THE WEST QUARTER (1/4) CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S78°34'56"E 242.00 FEET; THENCE N64°23'52"E 70.00 FEET; THENCE S78°34'56"E 228.00 FEET; THENCE N11°23'04"E 48.73 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1497.00 FEET, A DISTANCE OF 124.23 FEET, A CHORD DISTANCE OF 65.20 FEET; THENCE S14°05'25"W 285.83 FEET; THENCE S89°20'20"W 671.49 FEET; THENCE N01°37'33"W 48.73 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 531.00 FEET, A DISTANCE OF 120.88 FEET, A CHORD DISTANCE OF 124.19 FEET; THENCE S89°20'20"W 671.49 FEET; THENCE N11°23'04"E 48.73 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 241.46 FEET, A DISTANCE OF 65.40 FEET, A CHORD DISTANCE OF 65.20 FEET; THENCE N78°36'43"W 41.87 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 12.00 FEET, A DISTANCE OF 18.85 FEET, A CHORD DISTANCE OF N33°34'56"W 16.97 FEET; THENCE N78°36'43"W 41.87 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 5.76 FEET, A CHORD DISTANCE OF N89°34'29"W 5.72 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 56.00 FEET, A DISTANCE OF 42.92 FEET, A CHORD DISTANCE OF N78°36'43"W 41.87 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 76.00 FEET, A DISTANCE OF 77.12 FEET, A CHORD DISTANCE OF S72°20'46"W 73.86 FEET; THENCE N78°36'43"W 41.87 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 23.00 FEET, A DISTANCE OF 40.71 FEET, A CHORD DISTANCE OF S50°42'32"W 35.60 FEET; THENCE N78°36'43"W 41.87 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 23.00 FEET, A DISTANCE OF 31.54 FEET, A CHORD DISTANCE OF N39°17'28"W 29.13 FEET; THENCE N78°36'43"W 41.87 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 23.00 FEET, A DISTANCE OF 29.13 FEET; THENCE N78°36'43"W 41.87 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 435.00 FEET, A DISTANCE OF 50.40 FEET, A CHORD DISTANCE OF N81°54'06"W 50.37 FEET; THENCE N78°36'43"W 41.87 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 23.00 FEET, A DISTANCE OF 35.99 FEET, A CHORD DISTANCE OF N44°49'33"W 32.43 FEET; THENCE N78°36'43"W 41.87 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 23.00 FEET, A DISTANCE OF 38.05 FEET, A CHORD DISTANCE OF S47°23'22"W 33.85 FEET; THENCE N78°36'43"W 41.87 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 23.00 FEET, A DISTANCE OF 35.99 FEET, A CHORD DISTANCE OF N44°49'33"W 32.43 FEET; THENCE N78°36'43"W 41.87 FEET; THENCE N89°34'29"W 5.72 FEET; THENCE N89°34'29"W 5.72 FEET; THENCE S81°49'00"W 62.49 FEET; THENCE N00°20'54"E 159.40 FEET; THENCE S89°39'06"E 264.40 FEET; THENCE S78°34'56"E 276.48 FEET; THENCE S11°23'04"W 26.00 FEET; THENCE S78°34'56"E 270.00 FEET; THENCE N11°23'04"E 93.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 9.19 ACRES IN AREA, 28 LOTS AND 3 PARCELS

SURVEYOR'S CERTIFICATE
I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4938750 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS:

THE SPRINGS AT COYOTE RIDGE PHASE 1
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.



OWNER'S DEDICATION
I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

THE SPRINGS AT COYOTE RIDGE PHASE 1
AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND RIGHTS-OF-WAY AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO HEREBY GRANT UNTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT, A PERPETUAL NON-EXCLUSIVE EASEMENT IN ALL AREAS SHOWN HEREON TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE AS REQUIRED, UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THERETO SERVING THIS PROJECT.

Steve Broadbent
NAME: STEVE BROADBENT
WASATCH BACK HOLDINGS
SPRINGS INVESTOR 1, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT
ON THE 21st DAY OF November 2021, STEVE BROADBENT PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT WASATCH BACK HOLDINGS, LLC AND SPRINGS INVESTOR 1, LLC, AND THAT HE SIGNED THE OWNERS' DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

Trina N Cooke 7019053
NOTARY PUBLIC COMMISSION NUMBER SIGNATURE
Trina N Cooke
NOTARY PUBLIC
COMMISSION EXPIRES 9/21/2022

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES 9/21/2022

BOUNDARY DESCRIPTION
THAT PORTION OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; HEBER CITY, WASATCH COUNTY, UTAH DESCRIBED AS FOLLOWS:
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THE SPRINGS AT COYOTE RIDGE PHASE 1
PART OF THE SOUTH HALF (S 1/2) OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN,
HEBER CITY, WASATCH COUNTY, STATE OF UTAH

SHEET 1 OF 2

HEBER CITY ENGINEER
I HEREBY ATTEST THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
B. Funk
HEBER CITY ENGINEER
12/22/2021
DATE

HEBER CITY APPROVAL
PRESENTED TO HEBER CITY THIS 24th DAY OF November 2021 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
CITY RECORDER ATTEST: Trina N Cooke
MAYOR: Trina N Cooke

PLANNING COMMISSION
APPROVED THIS 01st DAY OF December 2021 BY THE HEBER CITY PLANNING COMMISSION.
PLANNING COMMISSION CHAIR

COUNTY SURVEYOR
APPROVED THIS 17th DAY OF Nov 2021 ROS # 3652
J. M. Seaman
WASATCH COUNTY SURVEYOR

DATE	REVISIONS	BY

DEVELOPER
WASATCH BACK HOLDINGS
7585 SOUTH UNION PARK WAY, SUITE 200
MIDVALE, UT 84047

EDM Partners LLC
2815 E. 3300 S., Salt Lake City, UT 84099
(801) 305-6670 www.edmpartners.com

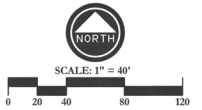
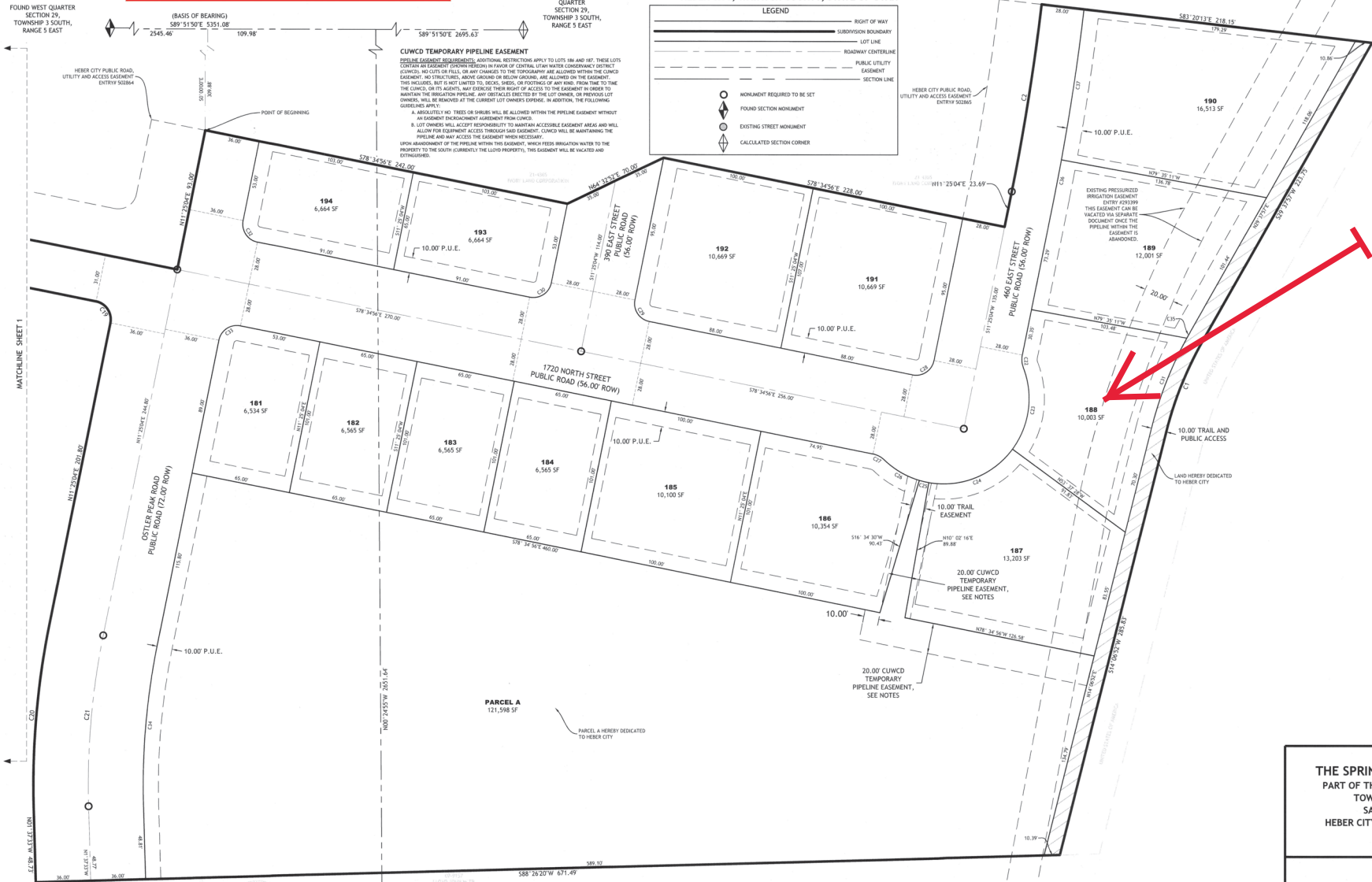
RECORDED # 512745
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF: SPRINGS INVESTORS I, LLC
DATE: 23 DEC 2021 TIME: 8:14:17 AM BOOK: 1391 PAGE: 1 of 6
SHEETS: 003
MERCY M. MILLER
WASATCH COUNTY RECORDER

© Unverfied EDM Partners Division Property Surveying Division - The Springs at Coyote Ridge Phase 1

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THE SPRINGS AT COYOTE RIDGE PHASE 1

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HEBER CITY, WASATCH COUNTY, STATE OF UTAH



CUWCD TEMPORARY PIPELINE EASEMENT
PIPELINE EASEMENT (EASEMENTS), ADDITIONAL RESTRICTIONS APPLY TO LOTS 181 AND 187. THESE LOTS CONTAIN AN EXISTING PORTION THEREIN IN FAVOR OF CENTRAL UTAH WATER CONSERVANCY DISTRICT (CUWCD). NO CUTS OR FILL, OR ANY CHANGES TO THE TOPOGRAPHY ARE ALLOWED WITHIN THE CUWCD EASEMENT. NO STRUCTURES, ABOVE GROUND OR BELOW GROUND, ARE ALLOWED ON THE EASEMENT. THIS INCLUDES, BUT IS NOT LIMITED TO, SEEDS, SHEDS, OR FOOTINGS OF ANY KIND, FROM TIME TO TIME THE CUWCD, OR ITS AGENTS, MAY EXERCISE THEIR RIGHT OF ACCESS TO THE EASEMENT IN ORDER TO MAINTAIN THE IRRIGATION PIPELINE. ANY OBSTACLES DIRECTED BY THE LOT OWNER, OR PREVIOUS LOT OWNERS, WILL BE REMOVED AT THE CURRENT LOT OWNERS EXPENSE. IN ADDITION, THE FOLLOWING GUIDELINES APPLY:
A. ABSOLUTELY NO TREES OR SHRUBS WILL BE ALLOWED WITHIN THE PIPELINE EASEMENT WITHOUT AN EASEMENT ENCROACHMENT AGREEMENT FROM CUWCD.
B. LOT OWNERS WILL ACCEPT RESPONSIBILITY TO MAINTAIN ACCESSIBLE EASEMENT AREA AND WILL ALLOW FOR EQUIPMENT ACCESS THROUGH SAID EASEMENT. CUWCD WILL BE MAINTAINING THE PIPELINE AND MAY ACCESS THE EASEMENT WHEN NECESSARY.
UPON ABANDONMENT OF THE PIPELINE WITHIN THE EASEMENT, WRITTEN EASEMENT WAIVER TO THE PROPERTY TO THE SOUTH CURRENTLY THE LLOYD PROPERTY, THIS EASEMENT WILL BE VACATED AND COUNTERSIGNED.

LEGEND

- RIGHT OF WAY SURVEY BOUNDARY
- LOT LINE
- ROADWAY CENTERLINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE
- MONUMENT REQUIRED TO BE SET
- FOUND SECTION MONUMENT
- EXISTING STREET MONUMENT
- CALCULATED SECTION CORNER

ADDRESS TABLE	
181	332 E 1720 N
181	1702 N OYSTER PEAK RD.
182	354 E 1720 N
183	376 E 1720 N
184	388 E 1720 N
185	406 E 1720 N
186	446 E 1720 N
187	1722 N 460 E
188	1728 N 460 E
189	1734 N 460 E
190	1746 N 460 E
191	437 E 1720 N
191	1731 N 460 E
192	403 E 1720 N
192	1732 N 390 E
193	371 E 1720 N
193	1725 N 390 E
194	343 E 1720 N
194	1702 N OYSTER PEAK RD.
195	195 E 1720 N
196	183 E 1720 N
197	175 E 1720 N
198	169 E 1720 N
199	161 E 1720 N
200	153 E 1720 N
201	147 E 1720 N
202	139 E 1720 N
203	131 E 1720 N
204	129 E 1720 N
205	123 E 1720 N
206	117 E 1720 N
207	107 E 1720 N
208	93 E 1720 N

THE SPRINGS AT COYOTE RIDGE PHASE 1
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SALT LAKE BASE AND MERIDIAN,
HEBER CITY, WASATCH COUNTY, STATE OF UTAH

SHEET 2 OF 2

C:\Users\jpeddy\Documents\Projects\Coyote Ridge\Drawings\Plan - The Springs at Coyote Ridge Phase 1.dwg



FOUND SOUTH QUARTER
SECTION 29,
TOWNSHIP 3 SOUTH,
RANGE 5 EAST

DATE	REVISIONS	BY

EDM Partners LLC
2815 E. 3300 S., Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

RECORDED # 512745
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF:
DATE: _____ TIME: _____ BOOK: 1391 PAGE: 107
FEE: _____ WASATCH COUNTY RECORDER