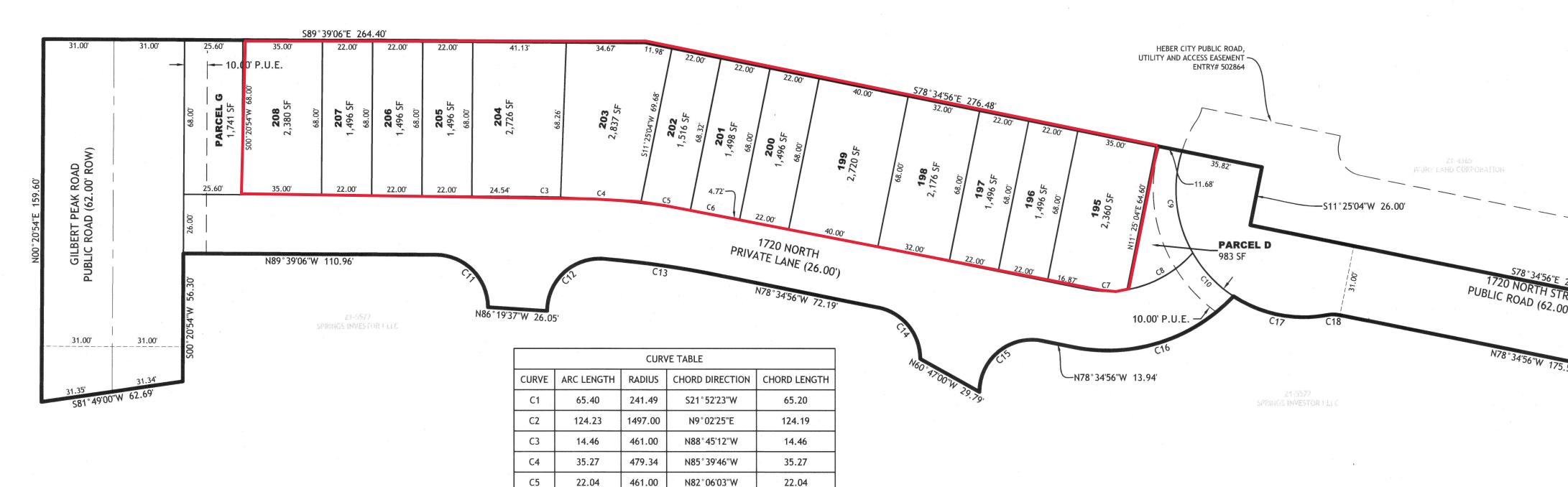
# THE SPRINGS AT COYOTE RIDGE PHASE 1

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.



17.29

41.87

5.72

16.97

120.62

112.45

8.41

53.89

59.07

6.39

26.53

8.41

16.97

16.97

16.97

63.49

16.97

16.97

104.27

4.44

26.73

N79°39'24"W

N78°36'43"W

N89°34'29"W

N33°34'56"W

N4°53'45"E

N4°53'45"E

N4°51'54"W

N7°36'50"E

N68°12'24"E

S76°41'37"E

S59°43'15"E

S62°17'58"E

S56°25'04"W

N33°34'56"W

S56°25'04"W

S21°22'02"W

N33°34'56"W

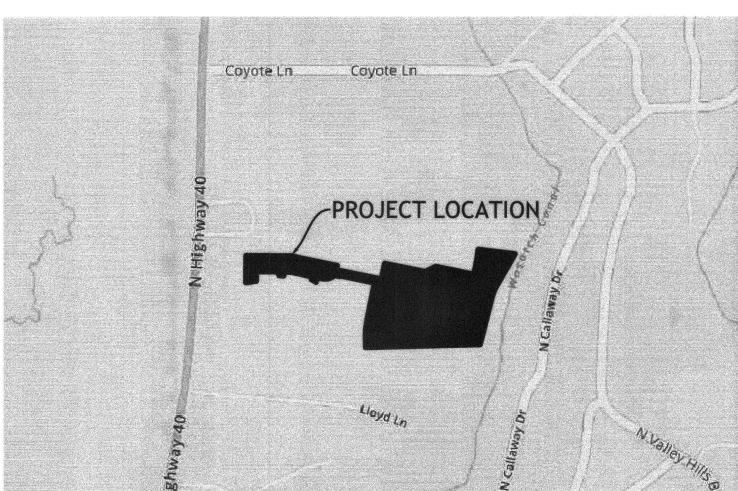
N56°25'04"E

N4° 53'45"E

S29°07'34"W

N10°54'56"E

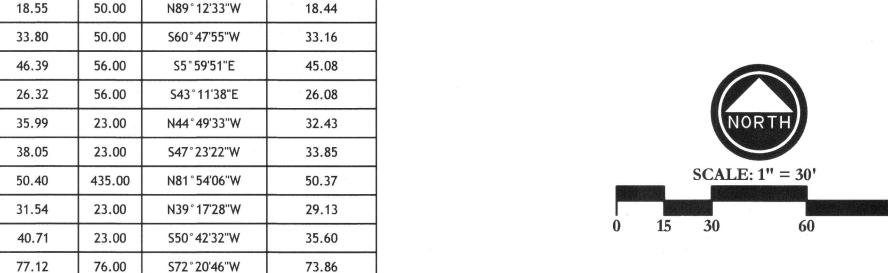
N8°32'18"E



VICINITY MAP NOT TO SCALE

	LEGEND	
		RIGHT OF WAY  SUBDIVISION BOUNDARY  LOT LINE  ROADWAY CENTERLINE
	<del></del>	PUBLIC UTILITY EASEMENT SECTION LINE
0	MONUMENT REQUIRED TO BE SET	
<b>•</b>	FOUND SECTION MONUMENT	
	EXISTING STREET MONUMENT	
igoplus	CALCULATED SECTION CORNER	

B. FUNK



#### 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 89°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, SLB&M.

## **NOTES:**

- 1. ALL PRIVATE ROADS, COMMON PARCELS, AND AREAS OUTSIDE OF BUILDING FOOTPRINT ARE ALSO PUBLIC UTILITY AND DRAINAGE EASEMENTS EASEMENTS.
- 2. PARCEL A IS HEREBY DEDICATED TO HEBER CITY FOR A FUTURE PARK. 2.1. PARCEL A IS SUBJECT TO A BLANKET STORM WATER CONVEYANCE, RETENTION, AND ACCESS EASEMENT.
- 3. COMMON PARCELS D AND G ARE HEREBY DEDICATED TO THE SPRINGS AT COYOTE RIDGE PHASE 1 HOME OWNERS ASSOCIATION.
- 4. 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.
- 5. PROPERTY OWNER SHALL BE RESPONSIBLE TO OWN AND MAINTAIN SEWER SERVICE LINE FROM THE CITY MAIN LINE TO THE PRIVATE BUILDING.
- 6. 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. 7. 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 S89°51'50"E 2545.46 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 AND S00°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° 32'52"E 70.00 FEET; THENCE S78°34'56"E 228.00 FEET; THENCE N11°25'04"E 23.69 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 DIRECTION OF N09°02'25"E AND A CHORD DISTANCE OF 124.19 FEET; THENCE S83°20'13"E 218.15 FEET: THENCE S29° 37'57"W 223.75 FEET: THENCE ALONG A CURVE TO THE LEFT. HAVING A RADIUS OF 241.46 FEET, A DISTANCE OF 65.40 FEET, A CHORD DIRECTION OF S21°52'24"W AND A CHORD DISTANCE OF 65.20 FEET; THENCE S14°06'52"W 285.83 FEET; THENCE S88°26'20"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 DIRECTION OF N04°53'45"E AND A CHORD DISTANCE OF 120.62 FEET; THENCE N11°25'04"E 201.80 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 12.00 FEET, A DISTANCE OF 18.85 FEET, A CHORD DIRECTION OF N33°34'56"W AND A CHORD DISTANCE OF 16.97 FEET; THENCE N78°34'56"W 175.58 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 5.76 FEET, A CHORD DIRECTION OF N89°34'29"W AND A CHORD DISTANCE OF 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 DIRECTION OF N78° 36'43"W AND A CHORD DISTANCE OF 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 DIRECTION OF S72°20'46"W AND A CHORD DISTANCE OF 73.86 FEET; THENCE N78°34'56"W 13.94 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 23.00 FEET, A DISTANCE OF 40.71 FEET, A CHORD DIRECTION OF S50° 42'32"W AND A CHORD DISTANCE OF 35.60 FEET; THENCE N60°47'00"W 29.79 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 23.00 FEET, A DISTANCE OF 31.54 FEET, A CHORD DIRECTION OF N39°17'28"W AND A CHORD DISTANCE OF 29.13 FEET; THENCE N78°34'56"W 72.19 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 435.00 FEET, A DISTANCE OF 50.40 FEET, A CHORD DIRECTION OF N81°54'06"W AND A CHORD DISTANCE OF 50.37 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 23.00 FEET, A DISTANCE OF 38.05 FEET, A CHORD DIRECTION OF S47°23'22"W AND A CHORD DISTANCE OF 33.85 FEET; THENCE N86°19'37"W 26.05 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 23.00 FEET, A DISTANCE OF 35.99 FEET, A CHORD DIRECTION OF N44° 49'33"W AND A CHORD DISTANCE OF 32.43 FEET; THENCE N89° 39'06"W 110.96 FEET; THENCE S00° 20'54"W 56.30 FEET; THENCE S81°49'00"W 62.69 FEET; THENCE N00°20'54"E 159.60 FEET; THENCE S89°39'06"E 264.40 FEET; THENCE S78°34'56"E 276.48 FEET; THENCE S11°25'04"W 26.00 FEET; THENCE S78°34'56"E 270.00 FEET; THENCE N11°25'04"E 93.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 9.19 ACRES IN AREA, 28 LOTS AND 3 PARCELS

#### **DEVELOPER**

WASATCH BACK HOLDINGS

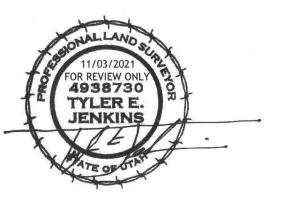
7585 SOUTH UNION PARK AVE., SUITE 200 MIDVALE, UT 84047



#### SURVEYOR'S CERTIFICATE

#### THE SPRINGS AT COYOTE RIDGE PHASE 1

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.



#### **OWNER'S DEDICATION**

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

SPRINGS INVESTOR 1, LLC

## LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

PURPOSES THEREIN MENTIONED.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES 8/21/2012



## 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

RECORDED # 512745

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

OF: SPRINGS INVESTORS I LLC

DATE: 730EC701TIME: 8:46.17 Am BOOK: 1391 PAGE: 66 \$162.00 MARCY M MURRAY

WASATCH COUNTY RECORDER

HEBER CITY ENGINEER

**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.

HEBER CITY APPROVAL PRESENTED TO HEBER CITY THIS 24 Th DAY OF November, 2021 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

C12

C14

C15

C17

C20

C22

C25

C27

C28

C29

C32

C34

42.92

5.76

18.85

120.88

112.69

8.53

56.22

62.22

6.39

26.79

8.53

18.85

18.85

18.85

63.66

18.85

18.85

104.49

4.44

26.73

99.83

56.00

15.00

12.00

531.00

495.00

15.00

56.00

56.00

56.00

56.00

15.00

12.00

12.00

12.00

251.46

12.00

12.00

459.00

251.46

1525.00

1525.00

MAYOR: Mellon both

PROVED THIS DAY OF DECEMBER, 2021 BY THE HEBER CITY PLANNING COMMISSION

PLANNING COMMISSION

APPROVED THIS 9 DAY OF NOV, 2021. ROS# 3652 WASATCH COUNTY SURVEYOR DATE REVISIONS

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

