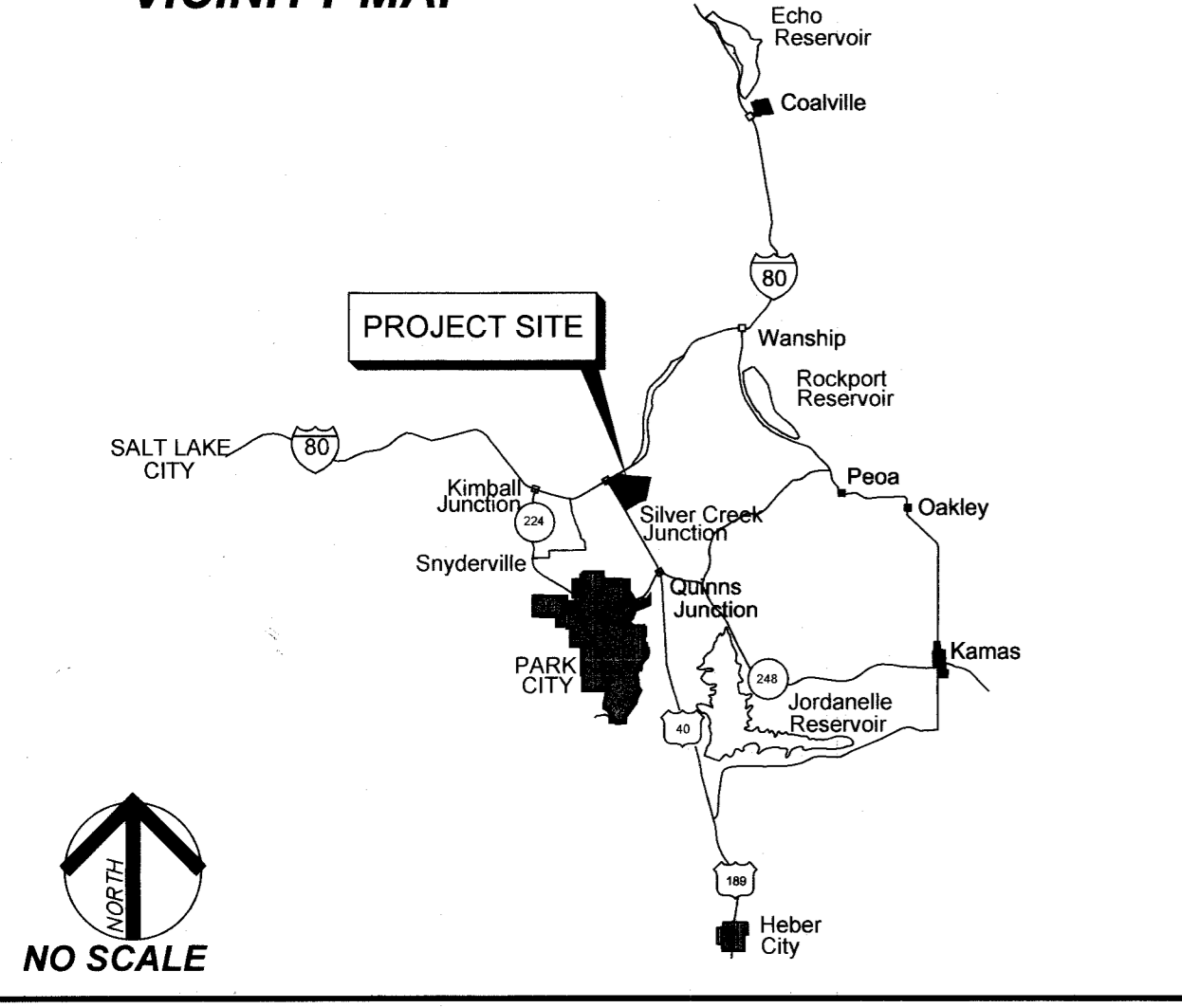
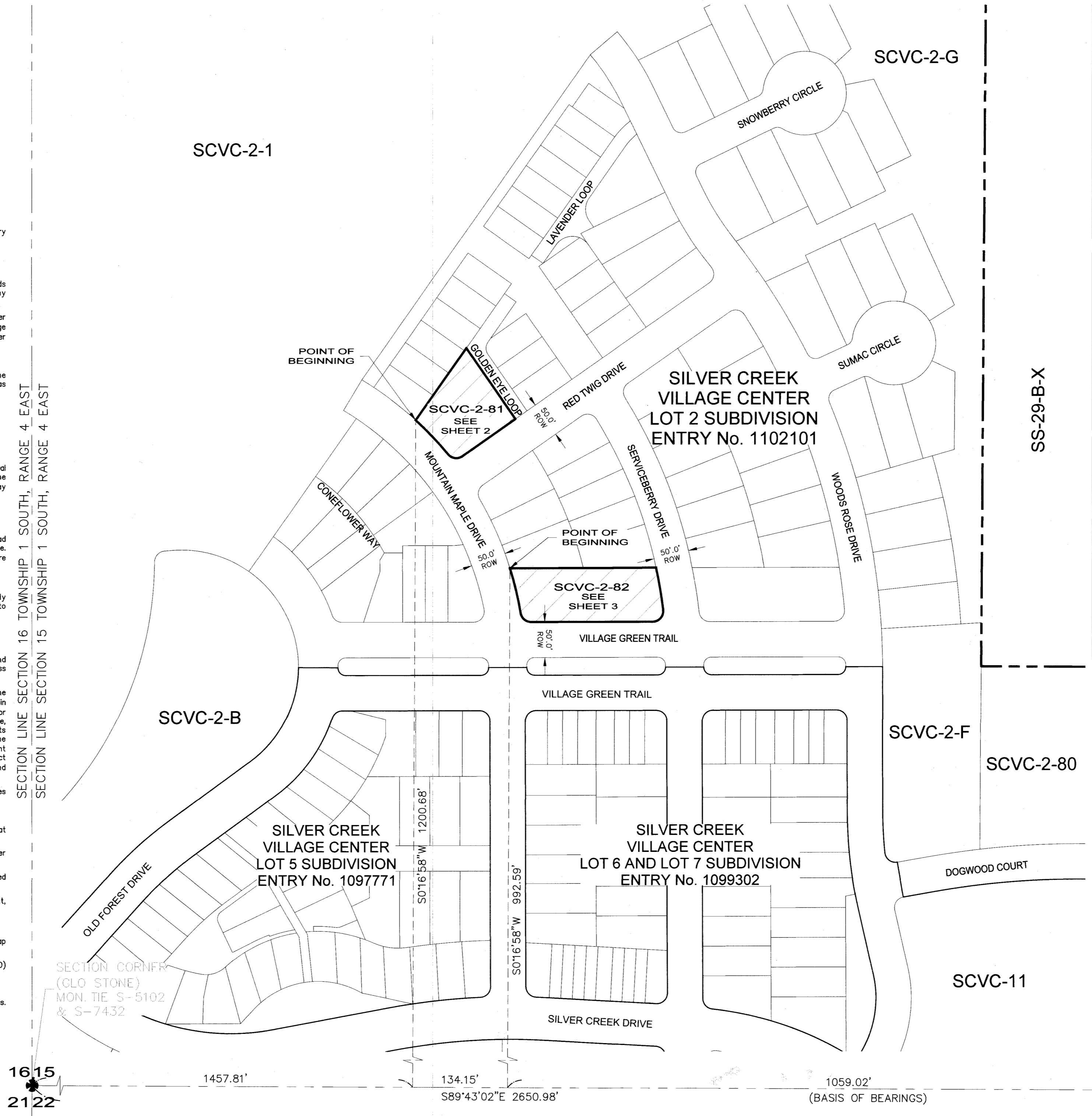


VICINITY MAP



**SILVER CREEK VILLAGE CENTER**  
**LOTS 81 & 82 SUBDIVISION**  
 LOCATED IN THE SOUTHWEST QUARTER OF  
 SECTION 15, TOWNSHIP 1 SOUTH, RANGE 4 EAST,  
 SALT LAKE BASE AND MERIDIAN  
 SUMMIT COUNTY, UTAH



**OWNER'S DEDICATION AND CONSENT TO RECORD**

Know all by these presents that Village Development Group Inc., the undersigned owner of the described tracts of land, having caused the same to be subdivided into lots and streets to hereafter be known as:

**Silver Creek Village Center Lots 81 & 82 Subdivision**

does hereby dedicate for perpetual use of the public, subject to all interests of record, non exclusive easements as shown hereon for the use of Summit County, a political subdivision of the State of Utah, and other approved utility providers for the purpose of providing access for utility installation, maintenance, use and replacement.

In witness whereof, this 27 day of January, 2021

VILLAGE DEVELOPMENT GROUP, INC

By: Matthew Lowe

Name and Title: Matthew Lowe, President

**ACKNOWLEDGMENT**

State of Utah  
 County of SALT LAKE

The foregoing Plat was acknowledged before me this 27th day of January, 2021, by Matthew Lowe, the President of VILLAGE DEVELOPMENT GROUP INC., a Utah corporation, on behalf of the Company.

Notary Public: [Signature] JILL TRAVIS  
 Notary Public - State of Utah  
 Commission No. 926955  
 My Commission Expires on Jan 5, 2021

My Commission Expires: Feb 5, 2021

**LIEN HOLDER'S CONSENT TO RECORD**

State of \_\_\_\_\_  
 County of \_\_\_\_\_

The undersigned lien holder hereby consents to the recordation of this plat.

COMPANY: \_\_\_\_\_ BY: \_\_\_\_\_

NAME and TITLE: \_\_\_\_\_

The foregoing consent to record was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
 Notary Public  
 My Commission Expires: \_\_\_\_\_

- PLAT NOTES:
1. Lots 81 and 82 of the Silver Creek Village Center Subdivision corresponds to Parcel 25.2 and 26.3 of the Master Development Agreement, Recorded August 6, 2015 in the office of the Summit County Recorder as Entry number 1025271.
  2. See Silver Creek Village Center Lot 2 Subdivision, Entry number 1102101, recorded November 26, 2018 in the office of the Summit County Recorder.
  3. See A.L.T.A. survey of record, S-8979, recorded Feb. 22, 2017 in the office of the Summit County Recorder.
  4. The tracts of land that are described in, subdivided by, and platted pursuant to this SILVER CREEK VILLAGE CENTER LOTS 81 & 82 SUBDIVISION ("Plat") are referred to herein as the "Platted Lands." The Platted Lands are situated within a portion of the area constituting and referred to as the Silver Creek Village generally depicted and described in the Development Agreement. As used in these Plat notes, the term "Parcel" shall mean any tract of land shown as part of the Platted Lands. The Platted Lands are subject to the provisions of the Development Agreement and the requirements, restrictions, and limitations imposed thereby.
  5. This Plat is subject to, among other things, the provisions of: (a) the Development Agreement; and (b) the Master Declaration of Covenants, Conditions, Restrictions and Easements for Silver Creek Village ("Master CC&Rs") recorded April 20, 2017, as Entry No. 01067652, in Book 2405, beginning at Page 1721, in the official records of the Summit County, Utah Recorder. The Master CC&Rs references the rights of the Silver Creek Village Owners Master Association ("Master Association") and further describes that each subdivision, or grouping of subdivisions, will have its own sub or district association, which will be a separate association from the Master Association. References in these Plat notes to a "Sub-association" shall mean a sub-association established in conformity with the Master CC&Rs and a separate set of governing documents for such Sub-association.
  6. These Plat notes run with the land and shall be binding upon and inure to the benefit of the successors and assigns of the owners with respect to each Parcel of the Platted Lands.
  7. Pursuant to Utah Code Ann. § 17-27a-603(4)(c)(i), Rocky Mountain Power accepts delivery of the PUE and approves this Plat solely for the purpose of confirming that this Plat contains the PUE and approximates the location of the PUE, but does not warrant its precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
    - a) a recorded easement or right-of-way,
    - b) the law applicable to prescriptive rights,
    - c) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
    - d) any other provision of law.
  8. Dominion Energy approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy may require other easements in order to serve this development. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the owners dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy's Right-of-Way Department at 1-800-366-8532.
  9. Roofing Material: Roofing materials must be non-combustible. No wood shake roofing material will be permitted.
  10. Fire Apparatus Access Roads
- An all-weather fire apparatus access road is required to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. The all-weather fire apparatus access road is to be maintained at all times during construction. In the event that the all-weather fire apparatus access road is not maintained, the PCPSD reserves the right to stop work until required roads are placed back in service. Fire apparatus access roads must be in accordance with Appendix D and all other applicable requirements of the International Fire Code. Each parcel/subdivision that is developed must be provided with the appropriate fire apparatus access roads, turn-arounds and in certain conditions, two means of ingress/egress into the area.
11. Water Supplies for Fire Protection
- Water supplies required for fire protection are to be installed and made serviceable prior to the issuance of a building permit and/or combustible construction being initiated. In the event that the fire protection water supply is not maintained, the Fire District reserves the right to stop work until the required water supply for fire protection is placed back in service. Water supplies for fire protection must be clearly identified in a manner to prevent obstruction by parking and/or other obstructions. Each water supply for fire protection must be marked with an approved flag to identify its location during winter conditions.
12. Fireplaces: all fireplaces shall be non wood burning.
  13. Fire-Flow Requirements for Buildings
- The minimum fire-flow and flow duration requirements must be as specified in Appendix B, Tables B105.1(1) and B105.1(2) of the International Fire Code. One- and Two-Family Dwellings, Group R-3 and R-4 Buildings and Townhouses: The required fire-flow shall be not less than 1,500 gallons per minute. Buildings Other Than One- and Two-Family Dwellings, Group R-3 and R-4 Buildings and Townhouses: The required fire-flow shall be not less than 2,000 gallons per minute.
14. All lot owners served by Mountain Regional Water Special Service District (the District) within this plat agree to abide by all of the Rules, Regulations, and other Construction related Standards and Specifications of the District, including payment of necessary fees prior to the issuance of a building permit. Lot owners also recognize that the District's service area spans a large mountainous area with extreme vertical relief resulting in numerous pressure regulation facilities. As such, the owners recognize that fluctuations (albeit infrequent) in water pressure may pose a risk to properties served by said system. Owners agree to install and be responsible for the proper operation of any necessary pressure regulation and backflow devices to protect any plumbing facilities and fire sprinkling systems. Further, the District shall have the right to install, repair, maintain, replace, enlarge, extend, and operate their equipment above and below ground and all other related facilities within any easements identified on this plat as may be necessary or desirable in providing water services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures and trees, that may have been placed within the easements. The District may require the lot owner to remove all structures and vegetation within the easement at the lot owner's expense, or the District may remove such structures and vegetation at the lot owner's expense. At no time may any permanent structures, including trees and retaining walls, be placed within the easements or any other obstruction which interferes with the access and use of the easements without the prior written approval of the District. The District is further granted rights of access to any and all non-exclusive easements, including emergency or non-emergency access roads contained within this plat to enlarge and/or extend its services to any adjoining properties and plots.
  15. Pursuant to Utah code ann. § 54-3-27, this plat conveys to the owner(s) or operators of utility facilities an 8' to 10' wide non-exclusive underground utility easement ("P.U.E."), along with all the rights and duties described therein.
  16. A maximum 20% of an entire building lot or residential development parcel may include turf (DA §5.3.4.2).
  17. All dwelling units will be built subject to the National Green Building Standard, Bronze, and the then effective version in effect at the time of the building permit with certification by a qualified third party consultant that will be submitted to the Summit County Building Department to ensure compliance prior to issuance of a certificate of occupancy.
  18. A Sub-association shall maintain the private "alleys" depicted on the plat and Common Area #1. The areas designated as Parcel A and B on this Plat shall be maintained by the Master Association, unless the Master Association designates the Sub-association as the responsible party.
  19. All sidewalks and trails shown on Exhibit F3 in the Master Development Agreement, recorded August 6, 2015 in the office of the Summit County Recorder as entry number 1025271 (page 67 of 252) must be constructed as shown in the approved Site and Landscape plans.
  20. No on street parking is allowed in winter months (as defined by Summit County) with the exception of those areas along Old Forest Drive and as shown on Exhibits G2 and G4 within the Master Development Agreement, Recorded August 6, 2015 in the office of the Summit County Recorder as Entry number 1025271 (pages 78 and 80 of 252)
  21. Note that the County is not liable for damage to landscaping located within or adjacent to the County right-of-way; replacement is the sole responsibility of Developer(s) or Owners Association (DA §2.12.2);
  22. The properties shown hereon lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to FEMA (Federal Emergency Management Agency) F.I.R.M. (Flood Insurance Rate Map) Map #49043C0926C; Effective Date: March 16, 2006.
  23. At the time of any resurfacing of Garden Eye Loop (private "alley"), the Sub-association shall be responsible to adjust wastewater manholes to grade according to Snyderville Basin Water Reclamation District (SBRWD) standards. Prior notification of the adjustment and inspection by SBRWD is required.
  24. Lots with basements may require a privately owned and operated wastewater ejector pump for wastewater service.
  25. Lots 1-14 are Affordable Housing Units subject to the deed restrictions described in the workforce housing agreement entered into by and between Summit County and Habitat for Humanity of Summit & Wasatch Counties.

**LEGAL DESCRIPTION:**

Lot 81 of Silver Creek Village Center Lot 2 Subdivision, according to the official plat on file in the Summit County Recorder's office.  
 Lot 82 of Silver Creek Village Center Lot 2 Subdivision, according to the official plat on file in the Summit County Recorder's office.  
 Contains 14 Lots.

**SURVEYOR'S CERTIFICATE:**

I, MICHAEL W. PURDY, do hereby certify that I am a Professional Land Surveyor, and that I hold license number 334571 as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as SILVER CREEK VILLAGE CENTER LOTS 81 & 82 SUBDIVISION.

**CORNERPOINT**  
 PROFESSIONAL LAND SURVEYS INC.  
 2075 So. Sir Monte Drive, St. George, UT 84770  
 Cell (435) 619-5528  
 mike.cpsurveying@gmail.com

**PROFESSIONAL LAND SURVEYOR**  
 No. 334571  
 MICHAEL W. PURDY  
 12/22/2020  
 STATE OF UTAH

SCALE: 1"=100'

1615 2122	1457.81'	134.15'	2650.98'	1059.02'	15 22
SECTION CORNER (OLD STONE) MON. TIE S-5102 & S-7432		SECTION CORNER (OLD STONE) MON. TIE S-5102 & S-7432		SECTION CORNER (OLD STONE) MON. TIE S-5102 & S-7432	
SECTION LINE SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST		SECTION LINE SECTION 15, TOWNSHIP 1 SOUTH, RANGE 4 EAST		SECTION LINE SECTION 14, TOWNSHIP 1 SOUTH, RANGE 4 EAST	

<b>PUBLIC SAFETY ANSWERING POINT APPROVAL</b> APPROVED THIS <u>30th</u> DAY OF <u>April</u> , 20 <u>21</u> BY: <u>[Signature]</u> TITLE: <u>Pic Cust Spec</u>	<b>QUESTAR GAS COMPANY</b> dba DOMINION ENERGY UTAH APPROVED THIS <u>1</u> DAY OF <u>20</u> , 20 <u>21</u> BY: <u>[Signature]</u> TITLE: <u>Pic Cust Spec</u>	<b>ROCKY MOUNTAIN POWER</b> SATISFACTORY ARRANGEMENTS HAVE BEEN MADE FOR THE PROVISION OF ELECTRICAL SERVICE TO THE AREAS SHOWN ON THIS PLAT. <u>[Signature]</u> AUTHORIZED AGENT OF ROCKY MOUNTAIN POWER	<b>MOUNTAIN REGIONAL WATER DISTRICT</b> ACCEPTED THIS <u>26th</u> DAY OF <u>January</u> , 20 <u>21</u> BY THE MOUNTAIN REGIONAL WATER SPECIAL SERVICE DISTRICT WHICH HAS COMMITTED TO PROVIDING WATER SERVICE TO THE LOTS INCLUDED ON THIS PLAT. <u>[Signature]</u> AUTHORIZED AGENT	<b>SNYDERVILLE BASIN WATER RECLAMATION DISTRICT</b> REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS <u>14th</u> DAY OF <u>January</u> , 20 <u>21</u> BY: <u>[Signature]</u>
<b>PARK CITY FIRE SERVICE DISTRICT</b> THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE PARK CITY FIRE SERVICE DISTRICT. DATE: <u>Jan. 14, 2021</u> <u>[Signature]</u> PARK CITY FIRE MARSHAL	<b>COUNTY ENGINEER</b> I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT REVIEWED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON FILE IN THIS OFFICE. DATE: <u>26-01-2021</u> <u>[Signature]</u> SUMMIT COUNTY ENGINEER	<b>GOVERNING BODY APPROVAL AND ACCEPTANCE</b> APPROVED THIS _____ DAY OF _____, 20____ ON BEHALF OF THE SUMMIT COUNTY COUNCIL PER SUMMIT COUNTY DEVELOPMENT CODE, SECTION 10-3-14. <u>[Signature]</u> SUMMIT COUNTY MANAGER	<b>APPROVAL AS TO FORM</b> APPROVED AS TO FORM ON THIS <u>14th</u> DAY OF <u>July</u> , 20 <u>21</u> <u>[Signature]</u> SUMMIT COUNTY ATTORNEY	<b>RECORDED</b> ENTRY NO. <u>1168928</u> STATE OF <u>UTAH</u> COUNTY OF <u>SUMMIT</u> DATE <u>7/21/2021</u> TIME <u>1:10 PM</u> RECORDED AND FILED AT THE REQUEST OF: <u>HABITAT FOR HUMANITY</u> <u>[Signature]</u> COUNTY RECORDER

12/22/2020 **SHEET 1 OF 5**

# SILVER CREEK VILLAGE CENTER LOTS 81 & 82 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15  
TOWNSHIP 1 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN  
SUMMIT COUNTY, UTAH



### DEVELOPMENT STANDARDS

See Master Development Agreement, Entry 1025271, recorded 08-20-2015 in the office of the Summit County Recorder.

Lots 1-4 (Parcel 26.3)	Lot Use - Townhomes
Maximum lot Size	3,000 SF
Minimum Front Setback	10 feet to front façade 10 feet to porch or balcony
Maximum Front Setback	15 feet to front façade.
Frontage Build Out	60%
* Minimum Side Setback	5 feet to home or garage 7.5 feet to Home or Garage when adjacent to Mountain Maple Drive and Goldeneye Loop
Rear Setback from Alley	5 feet or less or 20 feet or more to rear loaded garage
Min. Distance between Buildings	12 feet from detached garage to house
Maximum Height	37 feet
Driveway Setback	2.5 feet from side lot line
Alley access required	Yes
Parking Required	2 Off-Street stalls per Unit

\* Side setbacks do not apply to townhomes at the common wall but do apply to public street Mountain Maple Drive.

Lots 5-14 (Parcel 25.2)	Lot Use - Townhome
Maximum lot Size	2,500 SF
Minimum Front Setback	10 feet to front façade 10 feet to porch or balcony
Maximum Front Setback	15 feet to front façade.
Frontage Build Out	60%
* Minimum Side Setback	4 feet to home or garage 8.0 feet to Home or Garage when adjacent to Mountain Maple Drive, Serviceberry Drive and Woods Rose Dr.
Rear Setback from Alley	5 feet or less or 20 feet or more to rear loaded garage
Min. Distance between Buildings	12 feet from detached garage to house
Maximum Height	37 feet
Driveway Setback	2.5 feet from side lot line
Alley access required	Yes
Parking Required	2 Off-Street stalls per Unit

\* Side setbacks do not apply to townhomes at the common wall but do apply to public street Mountain Maple Drive, Serviceberry Drive and Woods Rose Dr.

### ACCESS EASEMENT

CURVE TABLE						LINE TABLE		
CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH	LINE	LENGTH	BEARING
AC13	5.00'	9.59'	109°51'59"	N89°51'53"W	8.18'	AL1	8.36'	N34°55'54"W
AC14	4.00'	11.18'	160°08'01"	S44°51'53"E	7.88'	AL2	43.26'	N35°12'07"E
AC15	5.00'	11.42'	130°50'39"	N10°21'13"W	9.09'	AL3	45.38'	N55°04'06"E
AC16	26.00'	18.53'	40°50'39"	S55°21'13"E	18.14'	AL4	15.27'	S34°55'53"E
AC17	4.00'	6.28'	90°00'00"	N79°55'53"W	5.66'	AL5	86.84'	S55°04'07"W

LOT 81 - ADDRESS TABLE	
LOT #	FULL ADDRESS
1	1307 Red Twig Drive
2	1301 Red Twig Drive
3	1295 Red Twig Drive
4	1287 Red Twig Drive

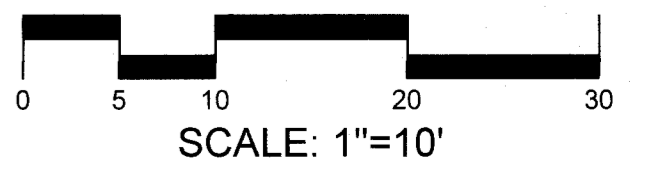
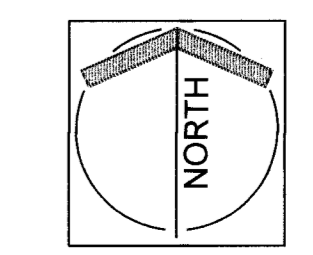
### LEGEND

- ACCESS EASEMENT
- NON-EXCLUSIVE EASEMENT
- SBWRD EASEMENT
- PRIVATE WASTEWATER LATERAL EASEMENT

12/11/2020  
SHEET 2 OF 5

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
C1	15.00'	22.34'	85°19'03"	N82°16'22"W	20.33'
C2	475.00'	66.47'	8°01'06"	N43°37'23"W	66.42'
C3	475.00'	46.26'	5°34'46"	N42°24'13"W	46.24'
C4	475.00'	20.22'	2°26'19"	N46°24'46"W	20.22'

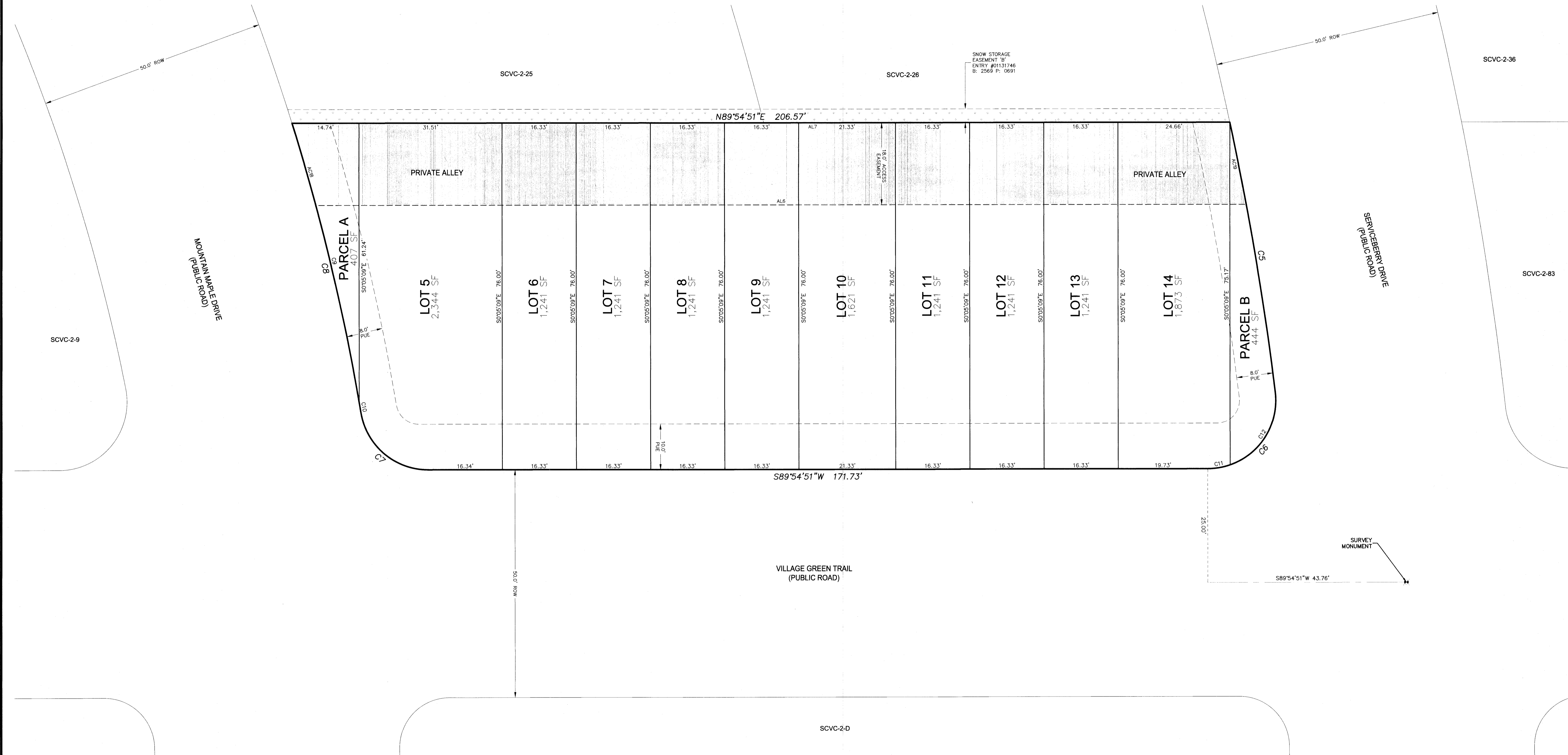
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PLAN PAGE 1/1  
RUBEN FRANCIS, SUMMIT COUNTY RECORDER  
FEE: 262.00 BY WARRANT FOR PRIORITY



**CORNERPOINT**  
PROFESSIONAL LAND SURVEYS INC.  
2075 So. Sir Monte Drive, St. George, UT 84770  
Cell (435) 619-5528  
mike.cpsurveying@gmail.com

# SILVER CREEK VILLAGE CENTER LOTS 81 & 82 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15  
TOWNSHIP 1 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN  
SUMMIT COUNTY, UTAH



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
C5	675.00'	60.02'	5'05"41"	S9°38'27"E	60.00'
C6	15.00'	25.40'	97°00'27"	S41°24'37"W	22.47'
C7	15.00'	21.09'	80°32'31"	N49°48'54"W	19.39'
C8	475.00'	65.29'	7°52'32"	N13°28'54"W	65.24'
C9	475.00'	63.04'	7°36'14"	N13°37'03"W	62.99'
C10	475.00'	2.25'	0°16'18"	N9°40'47"W	2.25'
C11	15.00'	5.02'	19°10'47"	S80°19'27"W	5.00'
C12	15.00'	20.38'	77°49'39"	S31°49'13"W	18.84'

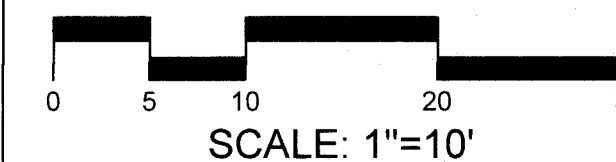
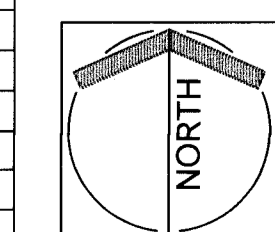
### ACCESS EASEMENT

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD BEARING	CHD LENGTH
AC18	475.00'	18.75'	2°15'40"	N16°17'20"W	18.74'
AC19	675.00'	18.36'	1°33'30"	S11°24'33"E	18.36'

LINE TABLE		
LINE	LENGTH	BEARING
AL6	204.94'	S89°54'51"W
AL7	206.57'	N89°54'51"E

LOT 82 - ADDRESS TABLE	
LOT #	FULL ADDRESS
5	1301 Village Green Trail
6	1307 Village Green Trail
7	1311 Village Green Trail
8	1315 Village Green Trail
9	1319 Village Green Trail
10	1323 Village Green Trail
11	1329 Village Green Trail
12	1333 Village Green Trail
13	1337 Village Green Trail
14	1341 Village Green Trail

**ENTRY NO. 01168928**  
07/21/2021 01:10:44 PM B: 2680 P: 0957  
PLAT PAGE 1/1  
BOOK 282-08 BY HABILITAT FOR HUMANITY



**CORNERPOINT**  
PROFESSIONAL LAND SURVEYS INC.  
2075 So. Sir Monte Drive, St. George, UT 84770  
Cell (435) 619-5528  
mike.cpsurveying@gmail.com

# SILVER CREEK VILLAGE CENTER LOTS 81 & 82 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15  
TOWNSHIP 1 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN  
SUMMIT COUNTY, UTAH

## LEGEND

 PRIVATE UTILITY EASEMENT

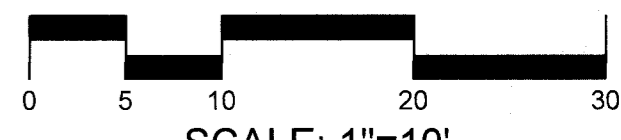
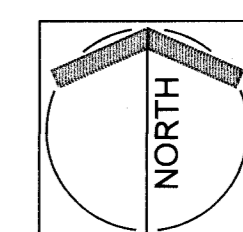


TOWNHOMES  
PRIVATE UTILITY  
EASEMENT  
SHEET 4 OF 5

12/11/2020

ENTRY NO. 01168928

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FEE \$25.00 BY HARBOR FOR HURONITY

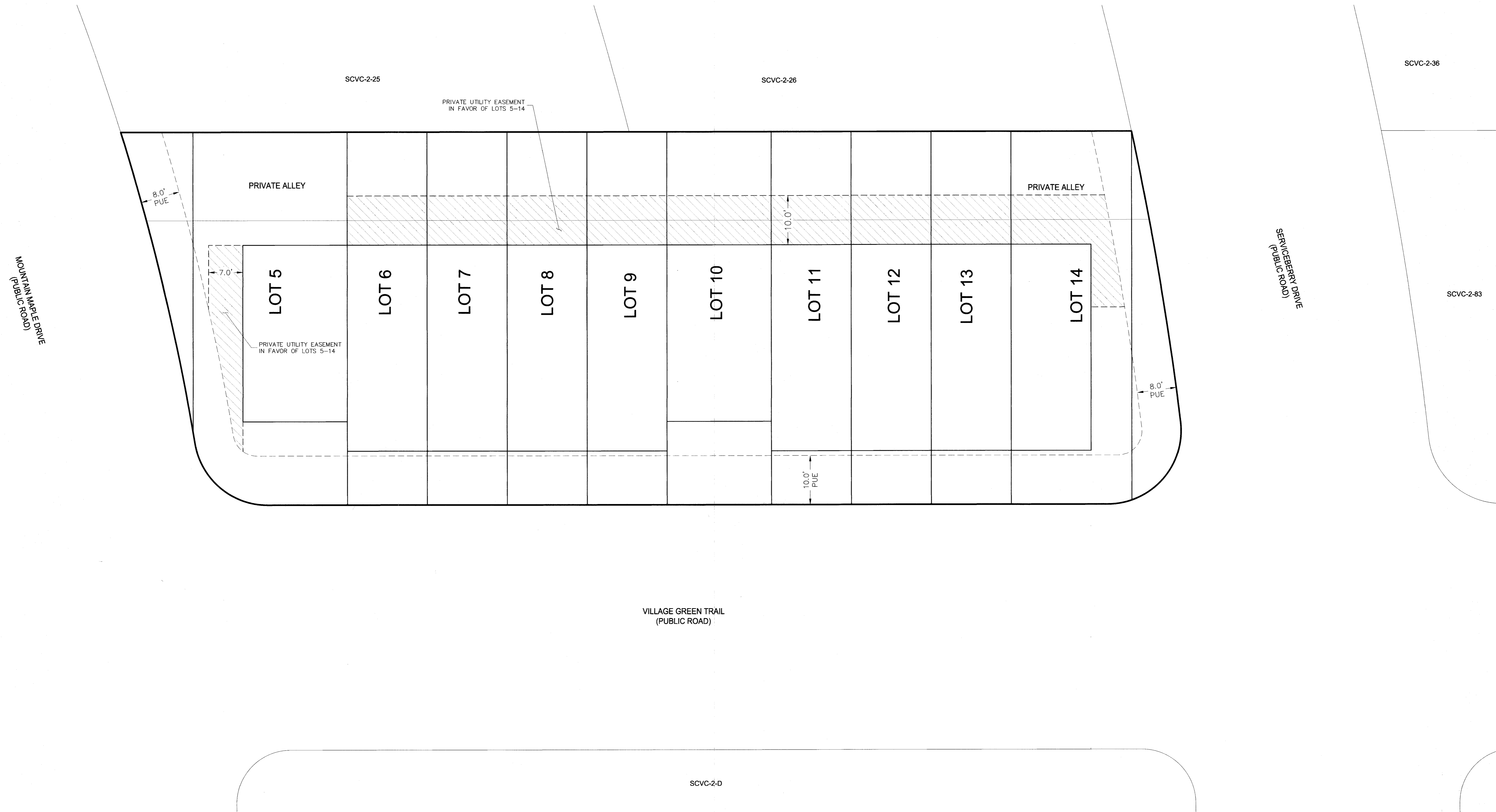


SCALE: 1"=10'

**CORNERPOINT**  
PROFESSIONAL LAND SURVEYS INC.  
2075 So. Sir Monte Drive, St. George, UT 84770  
Cell (435) 619-5528  
mike.cpsurveying@gmail.com

# SILVER CREEK VILLAGE CENTER LOTS 81 & 82 SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15  
TOWNSHIP 1 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN  
SUMMIT COUNTY, UTAH



VILLAGE GREEN TRAIL  
(PUBLIC ROAD)

SCVC-2-D

**LEGEND**  
 PRIVATE UTILITY EASEMENT

**CORNERPOINT**  
 PROFESSIONAL LAND SURVEYS INC.  
 2075 So. Sir Monte Drive, St. George, UT 84770  
 Cell (435) 619-5528  
 mike.cpsurveying@gmail.com

**TOWNHOMES  
PRIVATE UTILITY  
EASEMENT  
SHEET 5 OF 5**  
 12/11/2020

**ENTRY NO. 01168928**  
 07/21/2021 01:10:44 PM B: 2680 P: 0957  
 PLS. PAGE 1/4  
 RYAN PRINCE, SUMMIT COUNTY RECORDER  
 FEE: \$22.00 BY HIBERT FOR HIBERTITY

