

# THE VILLAS AT RED LEDGES PHASE 1C AMENDED SUBDIVISION

## FINAL PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33,  
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN  
HEBER CITY, WASATCH COUNTY, UTAH

- NOTES:
- ALL OF THE PROPERTY INCLUDED IN THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RED LEDGES AND ANY AMENDMENTS THERE TO ("DECLARATION") RECORDED IN THE OFFICE OF THE WASATCH COUNTY RECORDER IN HEBER CITY, UTAH. THE USE OF ANY RED LEDGES LOT IS GOVERNED BY THE TERMS OF THE DECLARATION. EACH LOT IS SUBJECT TO ALL EASEMENTS SET FORTH IN THESE PLAT NOTES AND IN THE DECLARATION.
  - NO IMPROVEMENTS OR LANDSCAPING MAY BE MADE TO ANY LOT WITHOUT THE REVIEW AND APPROVAL OF THE DECLARANT OR, IF DELEGATED BY DECLARANT, THE ARCHITECTURAL REVIEW COMMITTEE OF RED LEDGES IN ACCORDANCE WITH THE DECLARATION AND THE RED LEDGES DESIGN GUIDELINES ("DESIGN GUIDELINES") AND ANY SUPPLEMENTAL DESIGN GUIDELINES WHICH MAY BE PROMULGATED THERE UNDER FROM TIME TO TIME, WHICH DESIGN GUIDELINES AND SUPPLEMENTAL DESIGN GUIDELINES INCORPORATE OR INCLUDE LIGHTING, LANDSCAPING, GRADING, SIGNAGE, AND OTHER GUIDELINES. THE DESIGN GUIDELINES REQUIRE THE ESTABLISHING OF STRICT LIMITS OF DISTURBANCE FOR ANY CONSTRUCTION ACTIVITY. CERTAIN LOTS IN VISUALLY SENSITIVE AREAS MAY BE SUBJECT TO SUPPLEMENTAL DESIGN GUIDELINES FOR SENSITIVE AREAS ("SUPPLEMENTAL DESIGN GUIDELINES") AS PROVIDED IN THE "DEVELOPMENT AGREEMENT" (DEFINED IN NOTE 9 BELOW). THE DECLARANT OR ARCHITECTURAL REVIEW COMMITTEE, WHICHEVER HAS DESIGN REVIEW AUTHORITY, IS REFERRED TO AS THE "DESIGN REVIEWER."
  - DEVELOPMENT ON EACH LOT WILL BE LIMITED TO SPECIFIC BUILDING DISTURBANCE AREAS, OR "BUILDING ENVELOPES" DESIGNATED PURSUANT TO THE DESIGN GUIDELINES AND SUPPLEMENTAL DESIGN GUIDELINES. BUILDING ENVELOPES MAY BE ESTABLISHED IN THE DESIGN GUIDELINES AND SUPPLEMENTAL DESIGN GUIDELINES AND MODIFIED BY THE DECLARANT, OR THE ARCHITECTURAL REVIEW COMMITTEE, WITH THE CONSENT OF THE DECLARANT, IN THE EXERCISE OF THE DECLARANT'S (AND IF APPLICABLE ARCHITECTURAL REVIEW COMMITTEE'S) SOLE DISCRETION. PROVIDED SUCH BUILDING ENVELOPE SHALL INCORPORATE ALL APPLICABLE BUILDING SETBACKS UNDER THE DEVELOPMENT AGREEMENT (DEFINED IN NOTE 9 BELOW) AND SHALL COMPLY WITH ANY ADDITIONAL SETBACK REQUIREMENTS PROVIDED FOR IN THIS FINAL PLAT. THE MAXIMUM HEIGHT OF ANY STRUCTURE WITHIN THIS PLAT IS SET AT 28 FEET, MEASURED VERTICALLY FROM EXISTING LOT GRADE. OWNERS OF LOTS SHALL HAVE NO RIGHTS, EXPECTATIONS OR GUARANTEES WITH RESPECT TO THE FINAL LOCATION OF A BUILDING SITE ON ANY LOT, THE PARTICULAR VIEW FROM ANY LOT, THE LOCATION, SCALE, OR HEIGHT OR OTHER DESIGN FEATURES, OR ANY IMPROVEMENTS THAT MAY BE APPROVED FOR CONSTRUCTION ON ANY LOT. ALL PORTIONS OF THE PRIMARY STRUCTURE MUST BE WITHIN PLATTED BUILDING ENVELOPES WITH THE EXCEPTION OF CANTILEVERED DECKS, BALCONIES OR PORCHES, AND PATIOS CONSTRUCTED AT FINISHED GRADE.
  - ALL SETBACKS REQUIRED BY THE HEBER CITY ZONING ORDINANCE FOR THE PLANNED COMMUNITY ZONE ARE ESTABLISHED AND PROVIDED FOR IN THE PLACEMENT OF THE PLATTED BUILDING ENVELOPES FOR EACH BUILDING UNIT IN THE PHASE 1C PLAT.
  - RED LEDGES IS SERVED BY OR INCLUDED WITHIN THE BOUNDARIES OF TWIN CREEKS SPECIAL SERVICE DISTRICT (TCSSD), HEBER CITY FIRE SERVICE DISTRICT (HCFSD) AND THE JORDANELLE SPECIAL SERVICE DISTRICT (JSSD).
  - RED LEDGES IS GOVERNED BY THE TERMS OF A DEVELOPMENT AGREEMENT BETWEEN HEBER CITY AND THE RED LEDGES LLC AND INTERLOCAL AGREEMENT BETWEEN RED LEDGES, HEBER CITY AND WASATCH COUNTY. THE DEVELOPMENT AND INTERLOCAL AGREEMENT GOVERNS USES AND IMPOSES REGULATIONS APPLICABLE WITHIN RED LEDGES.
  - ALL ROADS WITHIN RED LEDGES ARE PRIVATE AND WILL BE MAINTAINED BY THE ASSOCIATION SUBJECT TO THE TERMS OF RECORDATION. PRIVATE DRIVEWAYS SERVING INDIVIDUAL RESIDENCES AND THE LANDSCAPING ON EACH LOT SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE LOT OWNER. GUARDBOUSES, GATES, LANDSCAPING, SIGNAGE AND OTHER SIMILAR FACILITIES MAY BE CONSTRUCTED WITHIN THE ROAD RIGHTS OF WAY OR ADJOINING COMMON AREA PARCELS. PRIVATE DRIVEWAYS AND OTHER IMPROVEMENTS SERVING MORE THAN ONE LOT SHALL BE THE SHARED MAINTENANCE RESPONSIBILITY OF THE OWNERS OF THE LOTS SERVED THEREBY. PROVIDED THE ASSOCIATION MAY, IN ITS SOLE DISCRETION, UNDERTAKE THE MAINTENANCE OF SHARED FACILITIES AND ESTABLISH SPECIAL ASSESSMENTS APPLICABLE TO THE BENEFITED LOTS TO COVER THE COSTS OF SUCH MAINTENANCE. AT THE TIME OF ANY RESURFACING OF ROADS WITHIN RED LEDGES, THE ASSOCIATION SHALL BE RESPONSIBLE TO RAISE MANHOLES TO GRADE, ACCORDING TO HEBER CITY SPECIFICATIONS. COMMON AREA TRACTS ARE NOT TO BE CONSTRUED TO BE DEDICATED FOR THE USE OF THE GENERAL PUBLIC BUT ARE DECLARED COMMON AREAS FOR THE USE AND ENJOYMENT OF THE ASSOCIATION.
  - RED LEDGES CONTAINS EXTENSIVE AREAS OF OPEN SPACE. OPEN SPACE AREAS DESIGNATED ON THE PLAT SHALL BE PRESERVED IN OPEN SPACE CONDITION IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT, DESIGN GUIDELINES AND DECLARATION.
  - ALL LOTS ARE SUBJECT TO A 10 FOOT WIDE PUBLIC AND PRIVATE NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENT ALONG ALL LOT LINES. DECLARANT RETAINS THE RIGHT TO GRANT ADDITIONAL UTILITY EASEMENTS WITHIN RED LEDGES. ALL ROAD RIGHT OF WAY AND OPEN SPACES SHOWN ON THIS PLAT ARE SUBJECT TO DECLARANT'S RIGHT TO GRANT EASEMENTS FOR UTILITIES.
  - THE DECLARATION CONTAINS ADDITIONAL EASEMENTS FOR DRAINAGE, NATURAL DRAINAGE WAYS, TRAILS, UTILITIES AND OTHER MATTERS WHICH MAY AFFECT PORTIONS OF LOTS OUTSIDE OF THE PORTION OF THE LOT COVERED BY RESIDENTIAL IMPROVEMENTS. THESE EASEMENTS ARE IN ADDITION TO EASEMENTS GRAPHICALLY DESCRIBED ON THE PLAT. DECLARANT ALSO RESERVES PERMANENT EASEMENTS ACROSS THE PORTIONS OF LOTS ALONG ROADWAYS AND OUTSIDE OF THE RESERVED ROAD CORRIDOR FOR THE FINISHING OF CUT AND FILL SLOPES REQUIRED TO COMPLETE THE ROADS IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY HEBER CITY.
  - UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY 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, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.
  - ALL LOT CORNERS WILL BE SET WITH A 5/8" REBAR AND YELLOW CAP MARKED "ENGIN ENGINEERING"

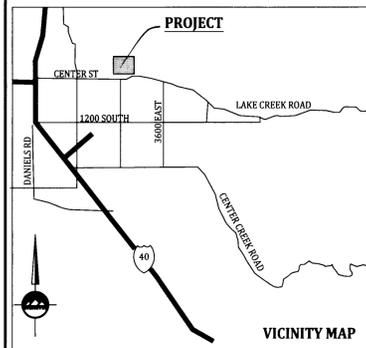
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	580.00'	48.10'	4°45'04"	S1°57'53"E	48.01'
C2	580.00'	48.03'	4°44'40"	S2°46'59"W	48.01'
C3	580.00'	34.39'	3°23'52"	S6°51'15"W	34.39'
C4	580.00'	42.59'	4°12'27"	S10°39'24"W	42.58'
C5	600.00'	182.83'	17°27'34"	S4°01'51"W	182.13'
C6	580.00'	3.63'	0°21'32"	S4°31'11"E	3.63'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N12°45'38"E	23.29'

**LEGEND**

- SECTION CORNER
- NEW STREET MONUMENT
- EXISTING STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL, STAMPED "ENGIN ENG. & LAND SURV."
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA
- EJECTOR PUMP SYSTEM

**SPECIAL PLAT NOTE:**  
CERTAIN LOTS ARE IDENTIFIED ON THIS PLAT WITH AN "EP" SYMBOL. THESE LOTS WILL BE PROVIDED A GRAVITY SANITARY SEWER LATERAL. HOWEVER, FUTURE HOMES MAY REQUIRE INDIVIDUAL EJECTOR PUMPS DEPENDING ON THE LOCATION AND ELEVATION OF THE HOME. THE COST AND MAINTENANCE OF THESE EJECTOR SYSTEMS SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNER. THE TWIN CREEKS SPECIAL SERVICE DISTRICT (TCSSD) SHALL BE REQUIRED TO MAINTAIN THE SEWER MAINS BUT SHALL NOT BE REQUIRED TO MAINTAIN ANY PRIVATE PRESSURE LINES OR EJECTOR PUMPS LOCATED ON INDIVIDUAL LOTS.



**DEVELOPER**  
RED LEDGES LAND DEVELOPMENT, INC.  
2 SOUTH MAIN STREET, SUITE 2-A  
HEBER CITY, UTAH 84032

**SHEET 1 OF 1**

PROJECT NUMBER: 4796  
MANAGER: ROE  
DRAWN BY: KFW  
CHECKED BY: PMH  
DATE: 12/15/11

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABANDON OR WAIVER OF ANY EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. 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 QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

SOUTHWEST CORNER SECTION 33  
TOWNSHIP 3 SOUTH, RANGE 5 EAST,  
SALT LAKE BASE AND MERIDIAN  
FOUND MONUMENT

5 89°48'55" W BASIS OF BEARING  
2660.74' (MON TO MON)

SOUTH QUARTER CORNER SECTION 33  
TOWNSHIP 3 SOUTH, RANGE 5 EAST,  
SALT LAKE BASE AND MERIDIAN  
FOUND MONUMENT

597.83' N 89°48'50" E 2660.74' (MON TO MON)

SOUTHEAST CORNER SECTION 33  
TOWNSHIP 3 SOUTH, RANGE 5 EAST,  
SALT LAKE BASE AND MERIDIAN  
FOUND MONUMENT

**SALT LAKE CITY**  
45 W. 10000 S. Suite 500  
Sandy, UT 84070  
Phone: 801.547.1100  
Phone: 801.255.0529  
Fax: 801.255.4449  
www.ensignutl.com

**LAYTON**  
801.796.8145  
**PLEASANT GROVE**  
801.796.8145  
**TOOELE**  
435.843.3590

**QUESTAR**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE QUESTAR.

**WASATCH COUNTY SURVEYOR**

APPROVED AT TO FORM ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_

**TWIN CREEKS SPECIAL SERVICE SEWER DISTRICT**

APPROVED THIS 4th DAY OF January, 2012, BY THE TWIN CREEKS SPECIAL SERVICE SEWER DISTRICT.

**HEBER CITY MAYOR APPROVAL**

APPROVED THIS 18th DAY OF January, 2012, BY THE HEBER CITY MAYOR APPROVAL.

**HEBER CITY ENGINEERING**

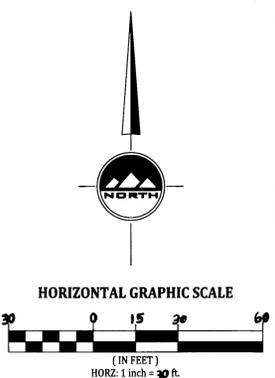
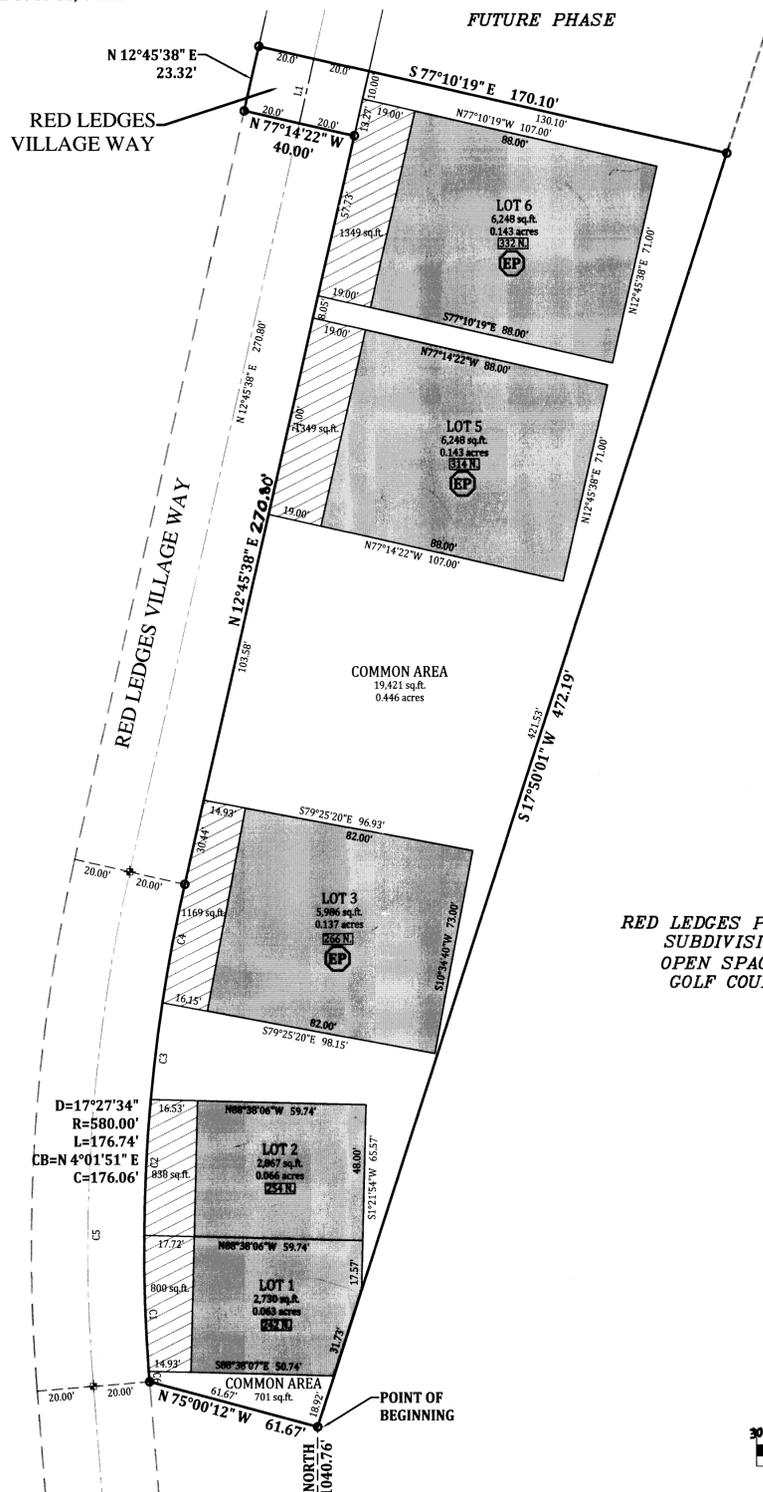
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE HEBER CITY ENGINEERING.

**HEBER CITY PLANNING**

APPROVED THIS 25 DAY OF January, 2012, BY THE HEBER CITY PLANNING.

**RECORDED # 375773**

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF: ELIZABETH PALMIER  
DATE: 12-17-12 TIME: 9:15 A.M. BOOK: 1046 PAGE: 1683-1692  
FEE: 37.00 DEPUTY WASATCH COUNTY RECORDER



**SURVEYOR'S CERTIFICATE**

I, Patrick M. Harris, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 286882, 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 below, and have subdivided said tract of land into lots, hereafter to be known as:

### THE VILLAS AT RED LEDGES PHASE 1C AMENDED SUBDIVISION

and that same has been surveyed and staked on the ground as shown on this plat.

**BOUNDARY DESCRIPTION**

A Parcel of land located in Section 33, Township 3 South, Range 5 East, Salt Lake Base and Meridian, Wasatch County, Utah, being more particularly described as follows:

Beginning at a point being North 89°48'50" East 597.83 feet and North 1040.76 feet from the South Quarter Corner of Section 33, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running  
 thence North 75°00'12" West 61.67 feet to the Easterly Right-of-Way of Red Ledges Village Way;  
 thence Northeasterly 176.74 feet along the arc of a 580.00 foot radius curve to the right (center bears North 85°18'03" East and the chord bears North 04°01'51" East 176.06 feet with a central angle of 17°27'34") along the Easterly Right-of-Way of said Red Ledges Village Way;  
 thence North 12°45'38" East 270.80 feet along the Easterly Right-of-Way of said Red Ledges Village Way;  
 thence North 12°45'38" East 23.32 feet;  
 thence South 77°10'19" East 170.10 feet;  
 thence South 17°50'01" West 472.19 feet to the point of beginning.

Contains 50,640 Square Feet or 1.163 Acres, 6 lots



Dec. 15, 2011  
Date

Patrick M. Harris  
P.L.S. 286882

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

Known all men by these presents, that the undersigned is the owner of the hereon Described tract of land, having caused the same to be subdivided into lots, streets and open space, hereafter to be known as:

### THE VILLAS AT RED LEDGES PHASE 1C AMENDED SUBDIVISION

does hereby dedicate to Red Ledges Homeowners Association, for perpetual use of the lot owners all parcels of land indicated on this plat as private roadways and open space.

Also, the owner hereby dedicates to Wasatch County, Heber City, Twin Creeks SSD and Wasatch County Fire District, a non-exclusive easement over roads, private driveways, indicated open space and amenity tracts and all other easements shown on this plat for the purpose of providing utility installation, maintenance, use, and eventual replacement.

In witness whereof \_\_\_\_\_ have hereunto set \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ AD, 20\_\_\_\_.

BY: RICK LIFFERTH, IVORY HOMES LTD. A UTAH GENERAL PARTNERSHIP  
 BY: TODD R. GATES, VICE PRESIDENT RED LEDGES LAND DEVELOPMENT INC., A FLORIDA CORPORATION

**GENERAL PARTNERSHIP ACKNOWLEDGMENT**

STATE OF UTAH, County of \_\_\_\_\_, JSS.  
 On the 15 day of December, AD, 2011, Rick Liffertth 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 Secretary of Ivory Homes and that he signed the Owner's Dedication freely and voluntarily for the purposes therein mentioned and acknowledged to me that said Partnership executed the same.

MY COMMISSION EXPIRES: 01-30-2012  
 NOTARY PUBLIC RESIDING IN Salt Lake, COUNTY.

**CORPORATE ACKNOWLEDGMENT**

STATE OF UTAH, County of Wasatch, JSS.  
 On the 14 day of January, AD, 2012, Todd R. Gates personally appeared before me, the undersigned Notary Public, in and for said County of Wasatch, in the State of Utah, who after being duly sworn, acknowledged to me that he is the Vice President of Red Ledges Land Development, Inc. and that he signed the Owner's Dedication freely and voluntarily for and in behalf of said Corporation by authority of a resolution of its Board of Directors for the purposes therein mentioned and acknowledged to me that said Corporation executed the same.

MY COMMISSION EXPIRES: 8-22-2014  
 NOTARY PUBLIC RESIDING IN Heber, UT, WASATCH COUNTY.

### THE VILLAS AT RED LEDGES PHASE 1C AMENDED SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33,  
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN  
HEBER CITY, WASATCH COUNTY, UTAH