

COYOTE RIDGE PHASE 1

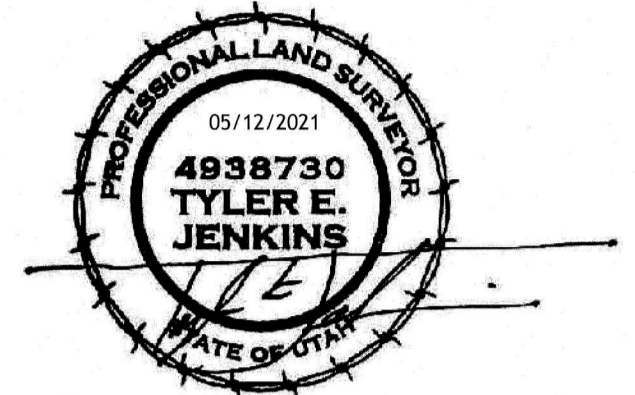
PART OF THE NORTHWEST QUARTER (NW 1/4), OF SECTION 29, TOWNSHIP 3 SOUTH,
RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,
HEBER CITY, WASATCH COUNTY, STATE OF UTAH

SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4938730 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, HEREAFTER TO BE KNOWN AS:

COYOTE RIDGE PHASE 1

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



NARRATIVE:

THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF IVORY DEVELOPMENT FOR THE PURPOSE OF SUBDIVIDING PORTIONS OF THE PARCELS OF LAND KNOWN BY THE WASATCH COUNTY ASSESSOR AS PARCEL NUMBER 21-4364, 21-4365, 21-4372 INTO LOTS AND STREETS AS SHOWN HEREON.

BASIS OF BEARING:

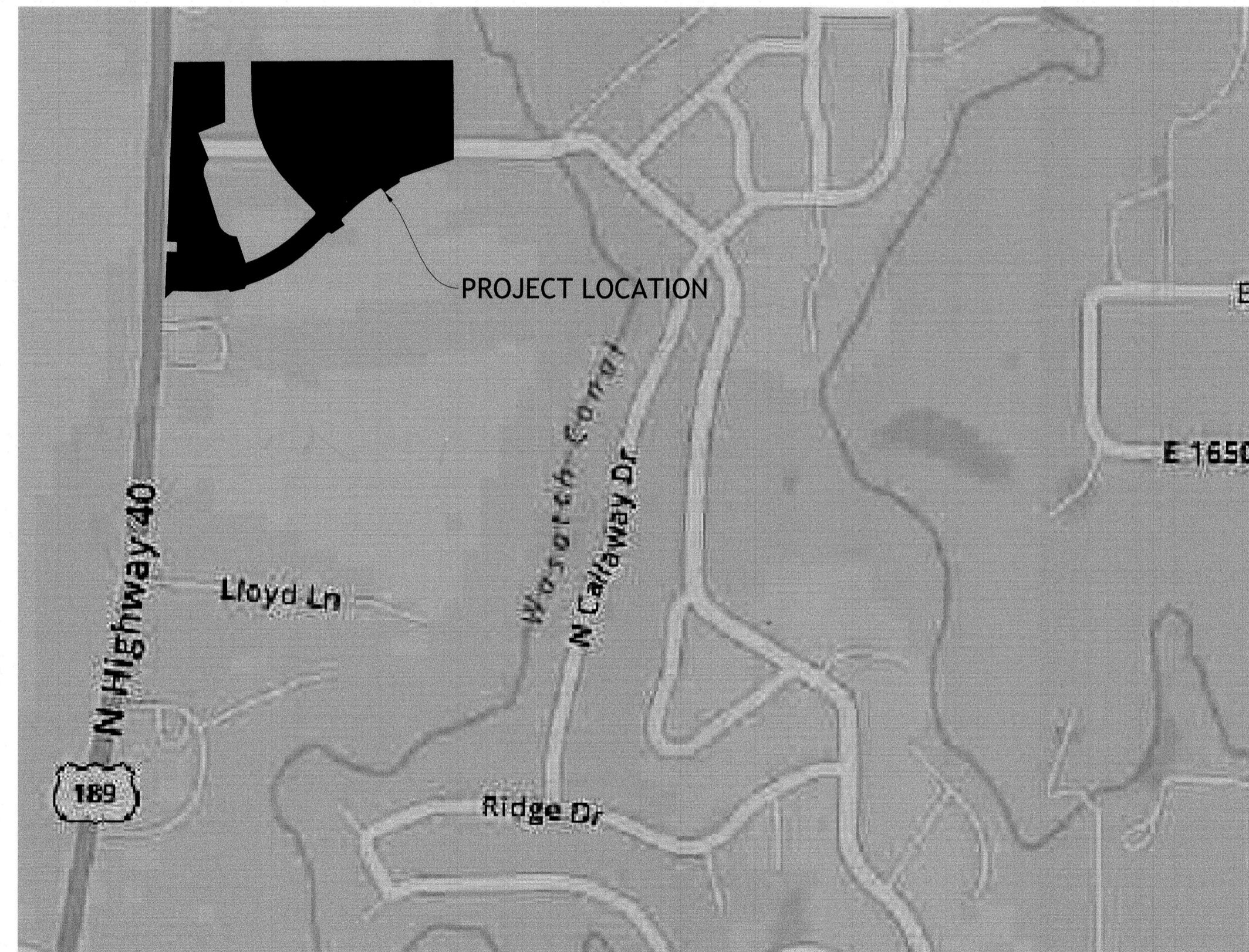
SOUTH 00°24'55" EAST, BEING THE BEARING BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SLB&M.

BOUNDARY DESCRIPTION

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

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, SAID POINT BEING 500°24'55"E 1682.68 FEET ALONG THE EAST LINE AND BEING FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 29 500°24'55"E 390.34 FEET; THENCE S71°33'26"W 169.93 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 658.50 FEET, A DISTANCE OF 50.56 FEET, A CHORD DIRECTION OF S69°21'27"W AND A CHORD DISTANCE OF 50.55 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 12.00 FEET, A DISTANCE OF 21.28 FEET, A CHORD DIRECTION OF S16°21'56"W AND A CHORD DISTANCE OF 18.60 FEET; THENCE S55°34'25"W 72.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 935.00 FEET, A DISTANCE OF 12.45 FEET, A CHORD DIRECTION OF N34°48'28"W AND A CHORD DISTANCE OF 12.45 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 12.00 FEET, A DISTANCE OF 18.06 FEET, A CHORD DIRECTION OF N78°18'43"W AND A CHORD DISTANCE OF 16.41 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 658.50 FEET, A DISTANCE OF 140.70 FEET, A CHORD DIRECTION OF S52°26'38"W AND A CHORD DISTANCE OF 140.43 FEET; THENCE S46°19'23"W 41.80 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 12.00 FEET, A DISTANCE OF 16.88 FEET, A CHORD DIRECTION OF S06°01'25"W AND A CHORD DISTANCE OF 15.52 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 732.00 FEET, A DISTANCE OF 15.87 FEET, A CHORD DIRECTION OF S33°39'15"E AND A CHORD DISTANCE OF 15.87 FEET; THENCE S56°58'01"W 62.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 12.00 FEET, A DISTANCE OF 21.08 FEET, A CHORD DIRECTION OF N83°21'18"W AND A CHORD DISTANCE OF 18.47 FEET; THENCE S46°19'23"W 77.74 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 641.50 FEET, A DISTANCE OF 301.15 FEET, A CHORD DIRECTION OF S59°46'18"W AND A CHORD DISTANCE OF 298.40 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 12.00 FEET, A DISTANCE OF 18.06 FEET, A CHORD DIRECTION OF S30°06'25"W AND A CHORD DISTANCE OF 16.40 FEET; THENCE S76°59'36"W 62.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 12.00 FEET, A DISTANCE OF 18.06 FEET, A CHORD DIRECTION OF N56°07'13"W AND A CHORD DISTANCE OF 16.40 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 641.50 FEET, A DISTANCE OF 127.29 FEET, A CHORD DIRECTION OF S86°27'01"W AND A CHORD DISTANCE OF 127.08 FEET; THENCE N87°51'55"W 82.25 FEET; THENCE S47°08'05"W 42.43 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 40; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 5 CALLS: 1.) N02°08'05"E 183.30 FEET 2.) S87°42'38"E 40.00 FEET 3.) N02°08'05"E 40.00 FEET 4.) N87°42'16"W 40.00 FEET 5.) N02°08'05"E 706.75 FEET; THENCE N89°32'18"E 197.62 FEET; S00°27'42"E 236.38 FEET; THENCE S68°22'30"W 114.29 FEET; THENCE S21°37'30"E 113.55 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 76.00 FEET, A DISTANCE OF 79.35 FEET, A CHORD DIRECTION OF S12°42'14"W AND A CHORD DISTANCE OF 75.80 FEET; THENCE S17°12'31"E 185.09 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 76.00 FEET, A DISTANCE OF 96.64 FEET, A CHORD DIRECTION OF S53°38'07"E AND A CHORD DISTANCE OF 90.26 FEET; THENCE S18°40'21"E 110.76 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 558.50 FEET, A DISTANCE OF 243.74 FEET, A CHORD DIRECTION OF N58°49'31"E AND A CHORD DISTANCE OF 241.81 FEET; THENCE N46°19'23"E 91.90 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 12.00 FEET, A DISTANCE OF 18.59 FEET, A CHORD DIRECTION OF N01°57'11"E AND A CHORD DISTANCE OF 16.78 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 673.00 FEET, A DISTANCE OF 14.80 FEET, A CHORD DIRECTION OF N43°02'49"W AND A CHORD DISTANCE OF 14.80 FEET; THENCE N43°40'37"W 137.23 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 527.00 FEET, A DISTANCE OF 397.49 FEET, A CHORD DIRECTION OF N22°04'10"W AND A CHORD DISTANCE OF 388.14 FEET; THENCE N00°27'42"W 118.93 FEET; THENCE N89°32'18"E 796.39 FEET TO THE POINT OF BEGINNING

CONTAINS 13.871 ACRES IN AREA, 1 PARCEL, AND 27 LOTS.



VICINITY MAP
NOT TO SCALE

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:

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.

Christ P. Gavroulos
NAME: CHRISTOPHER P. GAVROULAS
TITLE: PRESIDENT OF IVORY DEVELOPMENT
IVORY DEVELOPMENT, LLC
IVORY LAND CORPORATION

Donna Perkins
DONNA PERKINS
NOTARY PUBLIC-STATE OF UTAH
COMMISSION # 700225
COMM. EXP. 05-30-2022

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

ON THE 16 DAY OF June, 2021, CHRISTOPHER P. GAVROULAS 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 OF IVORY DEVELOPMENT LLC, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

Donna Perkins 700225 *Christ P. Gavroulos*
NOTARY PUBLIC COMMISSION NUMBER SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES 5/30/2022

COYOTE RIDGE PHASE 1

PART OF THE NORTHWEST QUARTER (NW 1/4), 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 # 508066
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF: IVORY DEVELOPMENT LLC
DATE: 09-28-2021 TIME: 11:38 AM BOOK: 1377 PAGE: 1251-1252
\$154.00 *Marcy M Murray*
FEE WASATCH COUNTY RECORDER

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.

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DATE	REVISIONS	BY

HEBER CITY ENGINEER
I HEREBY ATTEST THAT THIS OFFICE HAS REVIEWED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.
Bart Mumford 9-15-21
HEBER CITY ENGINEER DATE

HEBER CITY APPROVAL
PRESENTED TO HEBER CITY THIS 21st DAY OF September, 2021 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
CITY RECORDER ATTEST: *Heleen Potter*
MAYOR: *Heleen Potter*

PLANNING COMMISSION DIRECTOR
APPROVED THIS 15 DAY OF Sept, 2021.
BY THE HEBER CITY PLANNING COMMISSION DIRECTOR.
Anthony Holder
PLANNING COMMISSION CHAIR DIRECTOR

COUNTY SURVEYOR
APPROVED THIS 23rd DAY OF June, 2021.
ROS # 3456
Tim Perkins
WASATCH COUNTY SURVEYOR

DEVELOPER
IVORY DEVELOPMENT
978 WOODOAK LANE
SALT LAKE CITY, UT 84117
801-747-7000

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

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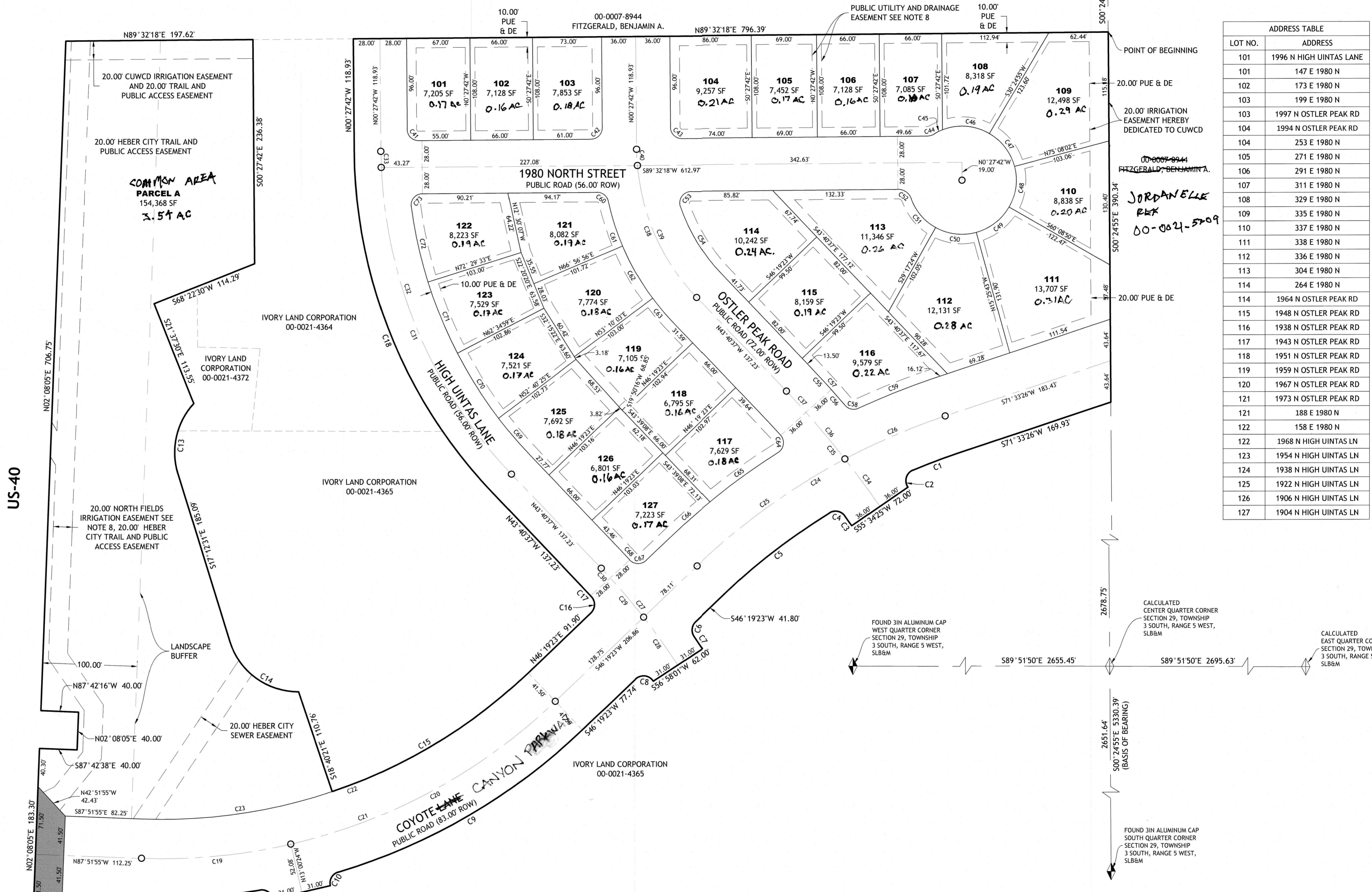
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HEBER CITY, WASATCH COUNTY, STATE OF UTAH



SCALE: 1" = 60'

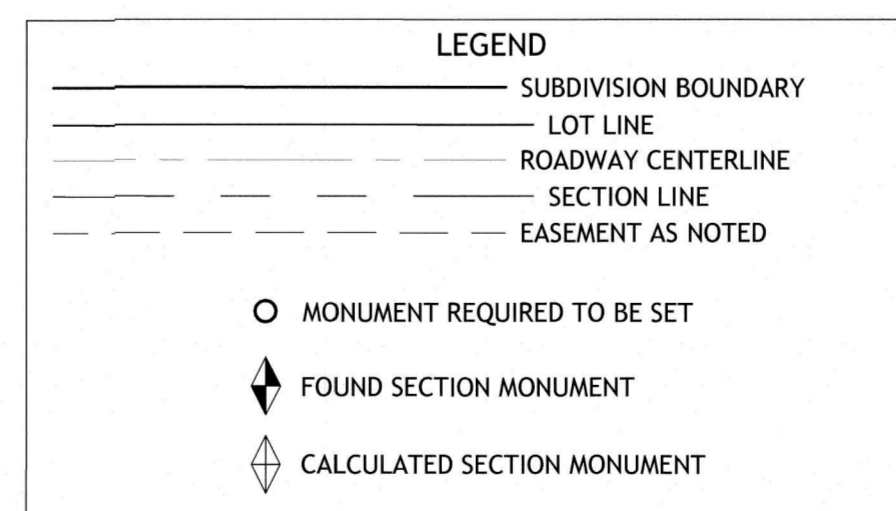
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	50.56	658.50	S69°21'27"W	50.55
C2	21.28	12.00	S16°21'56"W	18.60
C3	12.45	935.00	N34°48'28"W	12.45
C4	18.06	12.00	N78°18'43"W	16.41
C5	140.70	658.50	S52°26'38"W	140.43
C6	16.88	12.00	S6°01'25"W	15.52
C7	15.87	732.00	S33°39'15"E	15.87
C8	21.08	12.00	N83°21'18"W	18.47
C9	301.15	641.50	S59°46'18"W	298.40
C10	18.06	12.00	S30°06'25"W	16.40
C11	18.06	12.00	N56°07'13"W	16.40
C12	127.29	641.50	S86°27'01"W	127.08
C13	79.35	76.00	S12°42'14"W	75.80
C14	96.64	76.00	S53°38'07"E	90.26
C15	243.74	558.50	N58°49'31"E	241.81
C16	18.59	12.00	N1°57'11"E	16.78
C17	14.80	673.00	N43°02'49"W	14.80
C18	397.49	527.00	N22°04'10"W	388.14
C19	158.56	600.00	N84°33'50"E	158.10
C20	321.18	600.00	N61°39'29"E	317.36
C21	479.74	600.00	S69°13'44"W	467.06
C22	446.56	558.50	N69°13'44"E	434.76
C23	202.82	558.50	N81°43'52"E	201.71
C24	308.29	700.00	S58°56'24"W	305.81
C25	193.03	700.00	S54°13'21"W	192.41
C26	115.27	700.00	S66°50'23"W	115.14
C27	130.23	701.00	N38°21'18"W	130.04
C28	62.08	701.00	N35°34'13"W	62.06
C29	54.39	701.00	N40°19'49"W	54.38
C30	13.75	701.00	N43°06'54"W	13.75
C31	376.37	499.00	N22°04'10"W	367.51
C32	359.30	499.00	S23°02'58"E	351.59
C33	17.07	499.00	S1°26'30"E	17.07
C34	62.14	971.00	N36°15'35"W	62.13
C35	156.77	971.00	N39°03'06"W	156.60
C36	64.16	971.00	N39°59'10"W	64.15
C37	30.47	971.00	N42°46'41"W	30.47
C38	172.72	229.00	N22°04'10"W	168.66
C39	155.64	229.00	S24°12'24"E	152.66

CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C40	17.09	229.00	S2°35'57"E	17.08
C41	18.85	12.00	S45°27'42"E	16.97
C42	18.85	12.00	N44°32'18"E	16.97
C43	18.85	12.00	S45°27'42"E	16.97
C44	8.00	15.00	N74°15'33"E	7.91
C45	9.69	57.00	N63°50'51"E	9.67
C46	51.43	57.00	S85°26'05"E	49.71
C47	44.49	57.00	S37°13'31"E	43.37
C48	44.49	57.00	S7°29'36"W	43.37
C49	44.49	57.00	S52°12'43"W	43.37
C50	44.49	57.00	N83°04'10"W	43.37
C51	40.57	57.00	N40°19'17"W	39.72
C52	18.46	15.00	N55°11'50"W	17.32
C53	22.70	12.00	S35°20'56"W	19.46
C54	83.66	193.00	S31°15'32"E	83.01
C55	31.60	1007.00	N42°46'41"W	31.60
C56	22.15	1007.00	N41°14'56"W	22.15
C57	53.75	1007.00	S42°08'52"E	53.75
C58	15.57	12.00	S77°47'29"E	14.50
C59	84.39	741.50	N68°17'48"E	84.35
C60	16.36	12.00	N51°24'23"W	15.12
C61	49.49	265.00	N17°42'04"W	49.42
C62	63.74	265.00	N29°56'30"W	63.59
C63	31.66	265.00	N40°15'17"W	31.64
C64	20.82	12.00	N7°50'13"E	18.31
C65	89.08	741.50	N54°06'40"E	89.03
C66	56.25	741.50	N48°29'46"E	56.24
C67	19.08	12.00	S88°06'54"E	17.14
C68	14.30	729.00	S43°06'54"E	14.30
C69	52.21	471.00	S40°30'06"E	52.18
C70	81.47	459.00	S32°22'18"E	81.36
C71	81.47	459.00	S22°27'44"E	81.36
C72	81.41	471.00	S12°33'21"E	81.31
C73	20.35	12.00	S40°58'02"W	17.99



LOT NO.	ADDRESS
101	1996 N HIGH UINTAS LANE
102	147 E 1980 N
103	173 E 1980 N
104	199 E 1980 N
105	1997 N OSTLER PEAK RD
106	1994 N OSTLER PEAK RD
107	253 E 1980 N
108	271 E 1980 N
109	291 E 1980 N
110	311 E 1980 N
111	329 E 1980 N
112	335 E 1980 N
113	337 E 1980 N
114	338 E 1980 N
115	304 E 1980 N
116	264 E 1980 N
117	1964 N OSTLER PEAK RD
118	1948 N OSTLER PEAK RD
119	1938 N OSTLER PEAK RD
120	1943 N OSTLER PEAK RD
121	1951 N OSTLER PEAK RD
122	1959 N OSTLER PEAK RD
123	1967 N OSTLER PEAK RD
124	1973 N OSTLER PEAK RD
125	188 E 1980 N
126	158 E 1980 N
127	1968 N HIGH UINTAS LN
128	1954 N HIGH UINTAS LN
129	1938 N HIGH UINTAS LN
130	1922 N HIGH UINTAS LN
131	1906 N HIGH UINTAS LN
132	1904 N HIGH UINTAS LN

- NOTES:
- ALL COMMON PARCELS ARE ALSO PUBLIC UTILITY EASEMENTS.
 - THE 20' EASEMENT HEREBY DEDICATED ALONG THE EAST SIDE OF LOTS 109-111 AND THE NORTH SIDE OF PARCEL A IS, IN PART, FOR EXISTING CUWCD INFRASTRUCTURE. ADDITIONAL RESTRICTIONS APPLY TO LOTS 109, 110, & 111. THESE LOTS CONTAIN AN EASEMENT (SHOWN HEREON) IN FAVOR OF CENTRAL UTAH WATER CONSERVANCY DISTRICT (CUWCD). NO CUTS OR FILLS, 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, DECKS, 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 ERRECTED BY THE LOT OWNER, OR PREVIOUS LOT OWNERS, WILL BE REMOVED AT THE CURRENT LOT OWNER'S EXPENSE. IN ADDITION, THE FOLLOWING GUIDELINES APPLY:
 - ABSOLUTELY NO CONCRETE SURFACES, TREES, OR SHRUBS WILL BE ALLOWED WITHIN THE PIPELINE EASEMENT.
 - HOMEOWNERS WILL ACCEPT RESPONSIBILITY TO MAINTAIN ACCESSIBLE EASEMENT AREAS AND WILL ALLOW FOR EQUIPMENT ACCESS THROUGH SAID EASEMENT. CUWCD WILL BE MAINTAINING THE PIPELINE AND MAY ACCESS THE EASEMENT WHEN NECESSARY.
 - PARCEL A IS HEREBY DEDICATED TO THE COYOTE RIDGE HOMEOWNER'S ASSOCIATION.
 - A BLANKET STORM WATER CONVEYANCE, RETENTION, AND ACCESS EASEMENT IS HEREBY DEDICATED TO HEBER CITY OVER ALL OF PARCEL A.
 - INCLUDES A PERMANENT EASEMENT FOR THE PURPOSE OF PUBLIC USE OF TRAILS AND HEBER CITY UTILITIES AND APPURTENANCES, TOGETHER WITH THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND REPLACE SAID FACILITIES, AND THE RIGHT OF INGRESS AND EGRESS AT ANY TIME FOR SUCH PURPOSES.
 - PROPERTY OWNER SHALL NOT INCREASE OR DECREASE, NOR PERMIT TO BE INCREASED OR DECREASED, THE GROUND ELEVATIONS IN SAID EASEMENT EXISTING AT THE TIME THIS DOCUMENT IS EXECUTED, NOR CONSTRUCT OR PERMIT TO BE CONSTRUCTED, ANY PERMANENT BUILDING, STRUCTURES, FENCES, LANDSCAPING (OTHER THAN GRASS), IMPROVEMENTS, OR OTHER ENCROACHMENTS IN SAID EASEMENT WITHOUT PRIOR WRITTEN PERMISSION FROM THE CITY. ANY IMPROVEMENTS NOT AUTHORIZED IN WRITING BY CITY WILL BE REMOVED AT PROPERTY OWNERS EXPENSE. ANY FENCING ALLOWED AROUND OR THROUGH SAID EASEMENT SHALL INSTALL TWELVE (12) FOOT MINIMUM GATES AND KEEP EASEMENT AREA ACCESSIBLE TO CITY.
 - THE SUBDIVISION HOA/PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL TRAILS, IRRIGATION, LANDSCAPING, AND MAINTENANCE WITHIN THE EASEMENT.
 - THERE EXISTS A PRESCRIPTIVE ACCESS EASEMENT ACROSS THE PROJECT KNOWN AS COYOTE LANE. THIS PRESCRIPTIVE EASEMENT IS HEREBY VACATED AND RELOCATED WITH THIS PLAT PER THE NEW PUBLIC RIGHT-OF-WAY AS SHOWN AND DEDICATED HEREON.
 - NO CITY OR COUNTY SERVICES SHALL BE SUPPLIED TO LOT 101 FROM HIGH UINTAS LANE, OR TO LOTS 103 AND 104 FROM OSTLER PEAK ROAD.
 - EACH LOT 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.
 - THE IRRIGATION EASEMENT HEREBY DEDICATED IS FOR THE BENEFIT OF THE NORTH FIELDS IRRIGATION COMPANY. NO CHANGES MAY BE MADE TO GRADES WITHIN THE EASEMENT WITHOUT APPROVAL OF THE IRRIGATION COMPANY.
 - PARCEL B IS TO BE DEEDED TO THE UTAH DEPARTMENT OF TRANSPORTATION UPON RECORDING OF THIS PLAT. SEE SHADED AREA ON COYOTE CANYON PARKWAY LANE.



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DEVELOPER
IVORY DEVELOPMENT
978 WOODOAK LANE
SALT LAKE CITY, UT 84117
801-747-7000

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

COYOTE RIDGE PHASE 1

PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, HEBER CITY, WASATCH COUNTY, STATE OF UTAH

SHEET 2 OF 2

RECORDED # **508066**
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF:
DATE: _____ TIME: _____ BOOK: **1317** PAGE: **1252**

FEE _____ WASATCH COUNTY RECORDER

C:\Users\jld\OneDrive\EDM\Projects\Coyote Ridge\Drawings\Plan - Phase 1.dwg