

THE SPRINGS AT COYOTE RIDGE PHASE 3

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



LOT NO.	ADDRESS
130	1711 N 170 E
131	1703 N 170 E
132	1695 N 170 E
133	1689 N 170 E
134	1681 N 170 E
135	1669 N 170 E
136	1659 N 170 E
137	1651 N 170 E
138	1643 N 170 E
139	1635 N 170 E
140	1627 N 170 E
141	1621 N 170 E
142	1611 N 170 E
142	165 E 1610 N
143	1612 N 170 E
143	183 E 1610 N
144	1618 N 170 E
145	1626 N 170 E
146	1634 N 170 E
147	1642 N 170 E
148	1652 N 170 E
149	1658 N 170 E
150	1664 N 170 E
151	1678 N 170 E
152	1692 N 170 E
153	1696 N 170 E
154	1704 N 170 E
155	1714 N 170 E

NARRATIVE:

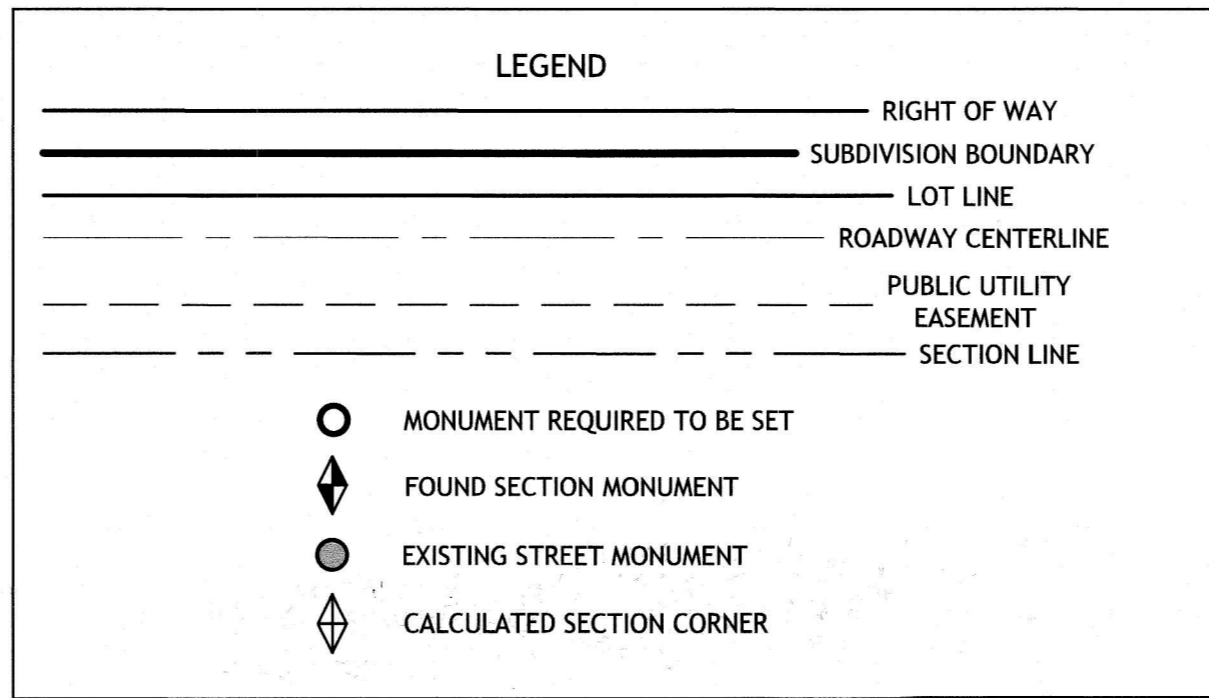
THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF SPRINGS INVESTMENTS 1, LLC FOR THE PURPOSE OF SUBDIVIDING A PORTION OF WASATCH COUNTY ASSESSOR PARCEL NUMBER 21-5577 INTO LOTS, PARCELS, AND STREETS AS SHOWN HEREON.

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.

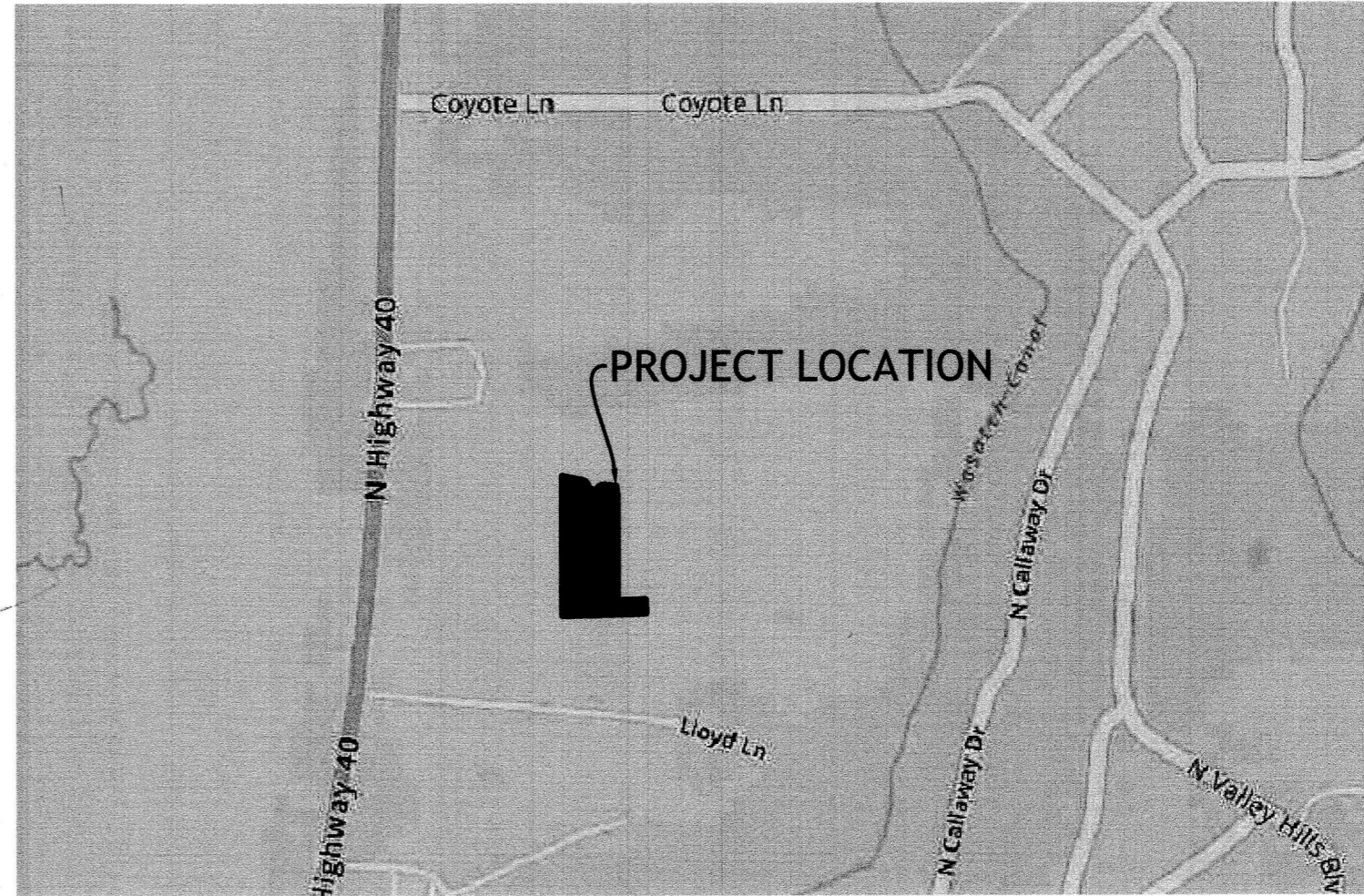
NOTES:

- ALL PRIVATE ROADS, COMMON AREAS LABELED PARCELS "A", "B" AND "C", AND AREAS OUTSIDE OF BUILDING FOOTPRINT ARE ALSO PUBLIC UTILITY AND DRAINAGE EASEMENTS AND ARE TO BE MAINTAINED BY THE SPRINGS AT COYOTE RIDGE, LLC UNTIL THE SALE OF A TOWNHOME IS EXECUTED PER DOCUMENT RECORDED IN BOOK 1391 AT PAGE 84-165 AS ENTRY NUMBER 512748 IN THE OFFICE OF THE WASATCH COUNTY RECORDER.
- 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.
- COMMON AREAS WITHIN THE TOWN HOME AREA AND INDIVIDUAL LOT LANDSCAPING IS TO BE IRRIGATED BY A COMMUNITY WIDE SYSTEM THAT WILL BE MAINTAINED BY THE SPRINGS AT COYOTE RIDGE, LLC UNTIL THE SALE OF A TOWNHOME IS EXECUTED PER DOCUMENT RECORDED IN BOOK 1391 AT PAGE 84-165 AS ENTRY NUMBER 512748 IN THE OFFICE OF THE WASATCH COUNTY RECORDER.

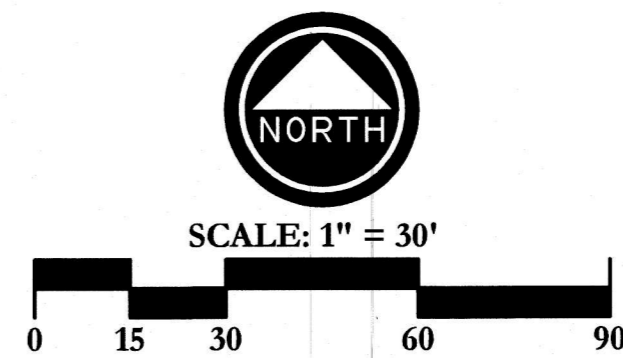


LINE	LENGTH	BEARING
L1	29.79	S60°47'00"E
L2	13.94	S78°34'56"E
L3	29.59	S09°33'18"E

CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	31.54	23.00	S39°17'28"E	29.13
C2	40.71	23.00	N50°42'32"E	35.60
C3	19.97	76.00	S86°06'38"E	19.91
C4	9.08	23.00	N11°18'29"E	9.02
C5	31.63	23.00	S62°01'01"W	29.20
C6	23.97	15.00	N45°46'50"W	21.50
C7	23.15	15.00	S44°13'10"W	20.92



VICINITY MAP
NOT TO SCALE



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:

THE SPRINGS AT COYOTE RIDGE PHASE 3

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



BOUNDARY DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER 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 ON THE SOUTHERLY BOUNDARY LINE OF THE SPRINGS AT COYOTE RIDGE PHASE 1 SUBDIVISION RECORDED AS ENTRY NUMBER 512745 IN THE WASATCH COUNTY RECORDER'S OFFICE, SAID POINT BEING S89°51'50"E 2035.39 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 AND S00°00'00"E 372.33 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 ALONG SAID COYOTE RIDGE PHASE 1 THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1) S78°34'56"E 64.84 FEET, 2) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 23.00 FEET, A DISTANCE OF 31.54 FEET, A CHORD DIRECTION OF S39°17'28"E AND A CHORD DISTANCE OF 29.13 FEET, 3) S60°47'00"E 29.79 FEET, 4) ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 23.00 FEET, A DISTANCE OF 40.71 FEET, A CHORD DIRECTION OF N50°42'32"E AND A CHORD DISTANCE OF 35.60 FEET, 5) S78°34'56"E 13.94 FEET, AND 6) ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 76.00 FEET, A DISTANCE OF 19.97 FEET, A CHORD DIRECTION OF S86°06'38"E AND A CHORD DISTANCE OF 19.91 FEET TO THE NORTHWEST CORNER OF THE SPRINGS AT COYOTE RIDGE PHASE 2 SUBDIVISION RECORDED AS ENTRY NUMBER 512746 IN THE WASATCH COUNTY RECORDER'S OFFICE; THENCE ALONG SAID COYOTE RIDGE PHASE 2 THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) S09°33'18"E 29.59 FEET, 2) S00°00'00"E 333.41 FEET, 3) N88°26'20"E 88.93 FEET, AND 4) S01°33'40"E 43.68 FEET; THENCE S88°26'20"W 264.19 FEET; THENCE N00°00'00"E 442.52 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.76 ACRES IN AREA, 26 LOTS AND 2 PARCELS

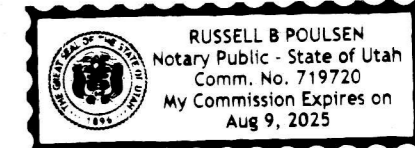
OWNER'S DEDICATION

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 3

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.

NAME: STEVE BROADBENT
THE SPRINGS AT COYOTE RIDGE, LLC
SPRINGS INVESTOR 1, LLC



LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

ON THE 25th DAY OF Aug, 2022, 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 OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

Russ Poulson 719720
NOTARY PUBLIC COMMISSION NUMBER SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES Aug 9, 2025

THE SPRINGS AT COYOTE RIDGE PHASE 3
PART OF THE SOUTHWEST (S/W 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 1

RECORDED # 525417
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF: THE SPRINGS AT COYOTE RIDGE LLC
DATE: OCT 31 2022 TIME: 10:48 AM BOOK: 1425 PAGE: 0063
FEE 102.00
MARCUS M. MURRAY
WASATCH COUNTY RECORDER

HEBER CITY ENGINEER

APPROVED THIS 28th DAY OF SEPTEMBER, 2022

Russell B. Poulson 9/28/2022
HEBER CITY ENGINEER DATE

HEBER CITY APPROVAL

PRESENTED TO HEBER CITY THIS 19th DAY OF SEPTEMBER 2022 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CITY RECORDER ATTEST: [Signature]
MAYOR: [Signature]

PLANNING COMMISSION

APPROVED THIS 19th DAY OF July, 2022 BY THE HEBER CITY PLANNING COMMISSION.

[Signature]
PLANNING COMMISSION CHAIR

COUNTY SURVEYOR

APPROVED THIS 26th DAY OF August, 2022

ROS 3652
James C. Karam
WASATCH COUNTY SURVEYOR

DEVELOPER

THE SPRINGS AT COYOTE RIDGE, LLC
SPRINGS INVESTOR 1, LLC
7585 SOUTH UNION PARK AVE., SUITE 200
MIDVALE, UT 84047



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(801) 305-4670 www.edmpartners.com

