





VICINITY MAP

	LEGEND	
		RIGHT OF WAY SUBDIVISION BOUNDARY LOT LINE ROADWAY CENTERLINE
		PUBLIC UTILITY EASEMENT SECTION LINE
0	MONUMENT REQUIRED TO BE SET	
♦	FOUND SECTION MONUMENT	
Ó	EXISTING STREET MONUMENT	
\bigoplus	CALCULATED SECTION CORNER	



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 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.

- ALL PRIVATE ROADS, COMMON PARCELS, AND AREAS OUTSIDE OF BUILDING FOOTPRINT ARE ALSO PUBLIC
- ALL PROVIDE GRADE, CLOMENT PROJECTS, AND MARSE, DUTISHE OF BILLIONS FOOTPRINT ARE ALSO PRINC.

 ANGEL, AS SHERED PROJECTATO FOR HERE OFF TOR ALT PRINCE PROSPERS, AT CHIEF OFF THE ALT PROJECT AS THE PROJECT AS THE PROJECT OFF THE ALT PROJECT OFF THE ALT PROJECT AS THE PROJECT AS THE ALT PROJECT AS THE PROJECT AS THE ALT PROJECT AS THE PROJECT AS THE ALT PROJECT AS THE ALT PROJECT AS THE PRO
- THE FRONT AND REAR OF THE LOT, AND A 5' PUE & DE ALONG INTERIOR SIDE LOT LINES. PROPERTY OWNER SHALL BE RESPONSIBLE TO OWN AND MAINTAIN SEWER SERVICE LINE FROM THE CITY MAIN
- LINE TO THE PRIVATE BUILDING
- 5/8" DERAD & CAD MADVED "EDM DADTNEDS LLC" WILL BE SET AT ALL EVTEDIOD BOUNDARY AND DEAD LOT 5/8 REBAR & CAP MARKED TOM PARTNERS, LIC" WILL BE SET AT ALL EXTEROR BOUNDARY AND REAR LOT COMBRES DIALES SOFTHERWER ROTED ON THIS PLAT. ALL FRONT CORNERS WILL BE SET AT THE CURR, LOT LINE EXTENDED, WITH A COPPER ROYET.

 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 HO.O.

SURVEYOR'S CERTIFICATE

, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT HOLD CERTIFICATE NO. 4938730 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRAC OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAN ITO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

THE SPRINGS AT COYOTE RIDGE PHASE 1



OWNER'S DEDICATION

/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SE APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENT AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

THE SPRINGS AT COYOTE RIDGE PHASE 1

IGHTS-OF-WAY AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DO HEREBY GRAN INTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICE TO THIS PROJECT, A PERPETUAL NON-EXCLUSIVE EASEMENT IN ALL AREAS SHOWN HEREON T INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE AS REQUIRED, UNDERGROUND UTILITY LINE IPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THERETO SERVING THIS PROJECT



LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

ON THE 2/5 DAY OF DASON OUT 2021, STEVE BROADBENT PERSONALLY APPEARED BEFORE 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 BAC HOLDINGS, LLC AND SPRINGS INVESTOR 1, LLC , AND THAT HE SIGNED THE OWNER'S DEDICATION FOLDINGS, LIC AND SPRINGS INVESTOR 1, LIC , AND THAT HE SIGNED THE OWNERS DEDICATE FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

Trina Nipoke

701803

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



SIGNATURE

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 \$89°51'50"E 2545.46 FEET ALONG THE NORTH LINE OF THE SOUTHWEST THE TAY WOUND AS SETTED, THOSE ALONG A CURRET TO THE OUT TO MAKE A MANISOR THAN OF THE TAY WOUND A MANISOR THAN OF THE TAY AND THE TAY AND THAN OF THE TAY AND THAN OF THE TAY AND THAN OF 20.50 TELT; THENEX ALUNNS A CHIWE'T OT THE LETT, HAWRIG A RADIUS OF 22.00 FEET, A DISTANCE OF 35.90 FEET, A CHORD DISTANCE OF 55.90 TELT, CHIRCLE NOW 7500 FEET, THENEX SOUTH OF 50.00 FEET, THENEX SO

CONTAINS 9.19 ACRES IN AREA, 28 LOTS AND 3 PARCELS

DEVELOPER

WASATCH BACK HOLDINGS

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



2815 E. 3300 S., Salt Lake City, UT 84109

THE SPRINGS AT COYOTE RIDGE PHASE 1 PART OF THE SOUTH HALF (\$ 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: Z3 DEC 7/2 TIME: 8:46.17 Am BOOK: 1391 PAGE: 66 MARCY M MURRAY \$162.00

HEBER CITY ENGINEER

INFORMATION ON FILE IN THIS OFFICE.

HEREBY ATTEST THAT THIS OFFICE HAS EXAM THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH Tone I'm Parsell Par 12/22/2021

HEBER CITY APPROVAL

RESENTED TO HEBER CITY THIS 24th DAY OF November, 2021 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

PLANNING COMMISSION THIS OF DECEMBER 2021

N82°06'03"W

N79"39"24"W

S60°47'55"W

S5"59"51"E

S43"11"38"E

S47"23"22"W

N81°54'06"W

N39"17"28"W

550°42'32"W

N78*36'43"W

N89"34'29"W

N33"34'56"W

N4"53"45"E

N4"53'45"E

N415154W

N7:36'50'F

N68"12"24"E

S59"43"15"E

S62"17"58"E

S56*25'04'W

S56"25'04"W

S21"22'02"W

N33"34'56"W

N56"25"04"E

529°07'34'W

N10"5456"E

N8"32"18"E

17.29 461.00

18.55 50.00

33.80 50.00

46.39 56.00

26.32 56.00

50.40 435.00

31.54 23.00

40.71 23.00

42.92 56.00

5.76 15.00

120.88 531.00

112.69 495.00

8.53 15.00

56.22 56.00

6.39 56.00

26.79 56.00

18.85 12.00

18.85 12.00

63.66 251.46

18.85 12.00

4.44 251.46

99.83 1525.00

18.85 12.00

104.49 459.00

C36 26.73 1525.00

35.99 23.00

C12 38.05 23.00

77.12 76.00

18.85 12.00

C9

C13

C15

C18

C21

C22

C24 62.22 56.00

C26

C27 8.53 15.00

C28

C31

C32 18.85 12.00

C33

C35

C37

C23

22.04

17.29

18.44

33.16

45.08

26.08

32.43

50.37

29.13

35.60

73.86

41.87

5.72

16.97

120.62

112.45

8.41

53.89

59.07

26.53

8.41

16.97

16.97

16.97

63.49

16.97

16.97

104.27

4.44

26.73

99.81

THIS TO DAY OF NON ROS# 3652

COUNTY SURVEYOR

