

# OWNER/DEVELOPER HEIGHTS AT WHISPER RIDGE LLC 206 E. WINCHESTER STREET SALT LARCE CITY, UT 84107 PHONE: 801-266-2113

OPEN SPACE AREA: AREA IN LOTS 201-231: AREA IN ROADS: 301,761 S.F. 1,792,833 S.F. 113,645 S.F. LANDSCAPED AREA: AREA OF SLOPES >25% TOTAL AREA: NUMBER OF BUILDING LOTS: 31 0.97 UNITS/ACRE R1-20

LOT AREA AND ADDRESS TABLE					
LOT #	SQ. FT.	ACRES	ADDRESS		
201	±47,835	±1.098	6183 STRAWBERRY CREEK ROAD		
202	±99,176	±2.277	6197 STRAWBERRY CREEK ROAD		
203	±94,595	±2.172	6211 STRAWBERRY CREEK ROAD		
204	±88,574	±2.033	6233 STRAWBERRY CREEK ROAD		
205	±80,084	±1.838	6253 STRAWBERRY CREEK ROAD		
206	±87,912	±2.018	6267 STRAWBERRY CREEK ROAD		
207	±74,602	±1.713	6315 ROBINSON DRIVE		
208	±45,473	±1.044	6341 ROBINSON DRIVE		
209	±47,779	±1.097	6355 ROBINSON DRIVE		
210	±19,546	±0.449	6365 ROBINSON DRIVE		
211	±118,785	±2.727	6375 ROBINSON DRIVE		
212	±178,301	±4.093	6382 ROBINSON DRIVE		
213	±106,881	±2.454	6368 ROBINSON DRIVE		
214	±20,388	±0.468	6352 ROBINSON DRIVE		
215	±36,487	±0.838	6334 ROBINSON DRIVE		
216	±56,452	±1.296	6320 ROBINSON DRIVE		
217	±66,775	±1.533	6306 ROBINSON DRIVE		
218	±53,921	±1.238	6292 ROBINSON DRIVE		
219	±46,342	±1.064	6278 ROBINSON DRIVE		
220	±47,999	±1.102	6264 ROBINSON DRIVE		
221	±40,006	±0.918	6250 ROBINSON DRIVE		
222	±40,352	±0.926	6236 ROBINSON DRIVE		
223	±40,733	±0.935	6222 ROBINSON DRIVE		
224	±48,139	±1.105	6208 ROBINSON DRIVE		
225	±61,771	±1.418	6194 ROBINSON DRIVE		
226	±52,438	±1.204	6178 ROBINSON DRIVE		
227	±15,110	±0.347	6201 ROBINSON DRIVE		
228	±16,431	±0.377	6215 ROBINSON DRIVE		
229	±16,190	±0.372	6229 ROBINSON DRIVE		
230	±15,847	±0.364	6243 ROBINSON DRIVE		
231	±14,231	±0.327	6257 ROBINSON DRIVE		
PARCEL A	±9,840	±0.226	N/A		
PARCEL B	±16,092	±0.369	N/A		
PARCEL C	±275,829	±6.332	N/A		
PARCEL D	±13,678	±0.314	6257 ROBINSON DRIVE		

# MORGAN COUNTY ENGINEER

I HEREBY CERTIFY THAT ALL APPLICABLE STATUTES AND ORDINANCE: PREREQUISITE TO COUNTY ENGINEER APPROVAL OF THE FOREGOING PLAT AND DEDICATIONS HAVE BEEN COMPLIED WITH.

SIGNED THIS S DAY OF JULY

# MORGAN COUNTY ATTORNEY

I HAVE EYAMINED THIS STIRDIVISION PLAT AND IN MY OPINION IT CONFORMS TO THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND EFFECT.

Lavet I Smith

# THE HEIGHTS AT WHISPER RIDGE SUBDIVISION P.U.D.

LOCATED IN SECTIONS 22 & 27, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORGAN COUNTY, UTAH APRIL 6, 2023

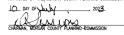
#### MORGAN COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE MORRAM COUNTY SURVEYOR'S OFFICE ON INSERVENCE THIS PLAT FOR MATHEMATICAL CORRECTIONS. SPECIES ON THE MORRAM OFFI MANIMORY THAT LINES AND MONAUMENTS ON RECORD IN THE MORRAM COUNTY OFFICES. THE APPROVAL OF THIS PLAT WINGOM COUNTY SURVEYOR DOES NOT HEALEY THE LICENSED BLUMS SURVEYOR WHO EXECUTES THIS PLAT FROM THE CONTROL OF THIS PLAT FROM THE COUNTY SURVEYOR DOES NOT HEALEY THE LICENSED BLUMS SURVEYOR MICHIGANIZATION OF THIS PLAT FROM THE

SIGNED THIS 24 DAY OF APRIL \_, 202\_3\_

#### MORGAN COUNTY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIMISION PLAT WAS DULY APPROVED BY THE MORGAN COUNTY PLANNING COMMISSION ON THE:



#### MORGAN COUNTY COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND THE DEDICATION ARE HEREBY ACCEPTED BY THE MORGAN COUNTY COUNCIL ON THE:

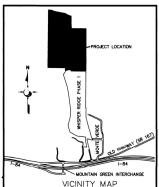
10	Y OF
	2l.1/_
CHAIRMA	MORGAN COUNTY COMMISSION
	Peorie a Hyde

# HIGHLAND WATER COMPANY

THE CULINARY WATER SYSTEM IS HEREBY APPROVED. SIGNED THIS 21 DAY OF April . 2023 margale Smith

MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT THE SANITARY SEWER SYSTEM IS HEREBY APPROVED.





#### GENERAL NOTES

ALTOTS IN THIS SECURISH SHALL HAVE A SITE FAIL APPROVED BY THE EDICHAL COUNTY COMMENT.

ALTOTS IN THIS SECURISH SHALL HAVE A SITE FAIL APPROVED BY THE SECURITY COMMENT.

ESSUANTS OF A RELEMBE PRIMER'S BID SITE FAILS SHALL RELIEVE AT A IMMEMAN THE SHAPEWHY COUNTRY,

WOUGHAM SUPPLY OF THE EXPRESSIVE SHALLS FRUIDE THAN 4', DIMERSTERNE (INCLUDING SIZE STREETS)

AND OLDUSTRION FOR ALL RETURNING BILLS FRUIDE THAN 4', DIMERSTERNE (INCLUDING SIZE STREETS)

FOR THE INDUCE SIZE IN FRONCES PLANT HIS BURDEN LIVED THAN 1E. REFLACIONED OF BYTH EDICHARDON OSCIONATION
OF EDICHARD SHORSHING IN STANKET TO APPROVE BY THE MEMBER OF BYTH EDICHARDON SHIP.

- 2. ALL LOTS IN THIS SUBDINSON HAVE BEEN BERIFFED IN THE GEVIENMENA, PRIMERENIG AND GEOLOGIC STUDY FIRST WINSTERN BOOK STONE CHANTON SUBMISSION PHASE 2, KINTHIN OF ROBEROUS DIMEN, BUNDANIAN GEORGICAL CONSISTENCY OF ANY JUNE PROPERTIES OF ANY JUNE AND STUDY AND ANY JUNE PROPERTIES OF SUBMISSION STUDY REPORT OF ANY JUNE PROPERTIES ANY JUNE PROPERTY JUNE PROPERTIES ANY JUNE PROPE
- THIS SUBDIVISION IS LOCATED IN AN AREA ADJACENT TO ASSICULTURAL USES AND ACTIVITIES. LOT OWNERS ARE HEREBY HOTFIED THAT MORGAN COUNTY IS A RIGHT TO FARM COMMUNITY AND AS SUCH ARE ALSO NOTIFED THAT AGRICULTURAL OPERATIONS WORK HOURS BEEN BRIET AND THAT THE ON THAT THESE OPERATIONS MAY CONTRIBUTE TO MOSES AND CORDIS ORGETTOMANES TO SOME RESIDENTS.
- 4. MORGAN COUNTY RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN DEVELOPMENTS AS OUTLINED IN THE INTERNATIONAL BUILDING CODE, AS ADDITED. ACCORDINGLY, IT IS UNAMFUL TO OCCUPY A BUILDING LIGATED WITHIN ANY DEVELOPMENT WITHOUT REST HAVING ORTHANDS A CERTIFICATE OF OCCUPANCY FOR SALD BUILDING
- ALL PIPES, DRAINAGE SIMLES, DETENTION AND RETENTION AREAS AND STORM DRAIN INLETS AND CLEIN-OUT BOXES
  ARE PRIVATE, NOT PUBLIC, AND AS SUCH ARE TO BE MAINTAINED BY HOA.
- 6. NO ACCESS TO LOTS 227-231 SHALL BE ALLOWED FROM STRAMBERRY CREEK ROAD OR ACROSS PARCEL B.
- PARCELS A, B & C SHOWN HEREON SHALL BE MAINTAINED BY THE HOMEDWINER'S ASSOCIATION. PARCEL D SHOWN
  HEREON IS TO BE PRIVAILELY OWNED.
- 8. LOTS 210-213 ARE NOT INCLUDED IN THE HOMEOWNER'S ASSOCIATION.
- ALL BUILDING CONSTRUCTION TO CONFORM TO THE REQUIREMENTS OF THE MOUNTAIN GREEN FIRE PROTECTION DISTRICT, WHICH BUCLLIDE BUT ARE NOT LIMITED TO WILDLAND URBAN INTERFACE REQUIREMENTS, APPROVED AUTOMATIC FIRE SPRINGLER INSTALLATION, AND THE SUBDIMISION'S AGREED COVERNATS, CONDITIONS AND
- A GRANT OF EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED DECEMBER 18, 1914 AS ENTRY NO. 9496, IN BOOK 8—3, PAGE 495 OF OFFICIAL RECORDS. (BLANKET IN NATURE, NOT PLOTTED.)
- 11. EASEMENTS AND/OR RIGHT-OF-WAYS AS DISCLOSED BY THAT CERTAIN WARRANTY DEED, RECORDED MOVEMBER 30, 1964 AS ENTRY NO. 32255. IN BOOK S. PAGE 353 OF OFFICIAL RECORDS. (EASEMENTS THAT AFFECT OR BENEFIT PARCEL ARE PURITED HERSON SEE EASEMENT NOTES.)
- 12. A GRANT OF EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY RECORDED MAY 8, 1973 AS DITHY ON, 30028, W BOOK M-12, PICE 549 OF OPPOUL RECORDED, (EXCEMBINES THAT AFFECT OR BENEFIT PARCEL ARE PLUTIED HERCON SEE DASSIMENT MOTES.)
- EASEMENT TO USE, REPAIR AND MAINTAIN A SECONDARY WATER LINE AS DISCLOSED BY THAT CERTAIN DEED OF EASEMENT RECORDED JUNE 3, 1982 AS ENTRY NO. 48463, IN BOOK MOS, PINGE 420 OF OFFICIAL RECORDS. (BLANKET IN MUTURE, ON TEUTIED.)
- A RIGHT-OF-WAY OVER AN EXISTING ROAD AS DISCLOSED BY THAT CERTAIN QUITCLAIM DEED, RECORDED JANUARY 14, 1988 AS ENTRY NO. 58039, IN BOOK MISS, PAGE 452 OF OFFICIAL RECORDS. (BLANKET IN NATURE, NOT
- 15. EASEMENTS AND RESERVATIONS AS DISCLOSED BY THAT CERTAIN SPECIAL INVERSIMITY DEED RECORDED MAY 2, 2007 AS BITRY NO. 107385, IN BOOK 246, PIACE 675 OF OFFICIAL RECORDS. (SAID DOCUMENT CONTAINS IDENTICAL EASEMENTS TO THOSE AS PROVIDED IN NOTES 9 & 10 ARONE, ALLONG WITH AN EASEMENT THAT IS BLANKET. NATURE AND NOT PLOTTED.)
- NOTICE OF PRESCRIPTIVE EASIMENT BY MICHAEL N. CRACIN FOR VEHICULAR AND PEDESTRAIN TRAFFIC, RECORDED AUGUST 22, 2016 AS DHITRY NO. 138003, N BOOK 39, PAGE 1099 OF OFFICIAL RECORDS. (SMD EASIMENT IS BLAMEET IN MATURE ACKNOSS THE PARCEL AND NOT PROTTED HEREFOR)
- 17. PPELME DESIDENT DEED AND AGREEMENT BETWEEN THE HOURTS AT WHISPER ROCK LLC AND WELLS D. ROOMSCON.
  AND NO L. DOOD, TRUSTED ON THEM SUCCESSIONS IN TRUST, OF THE EETTY D. ROOMSCON FAMALY PROTECTION
  AND NO. PETAL PROTECTION OF THE PROTECTION OF THE TOTAL PROTECTION OF THE PETAL PROTECTION PROTECTION OF THE PETAL PROTECTION OF THE PETAL PROTECTION OF THE PETAL PROTECTION OF THE PETAL PETAL POTENTION OF THE PETAL PET
- 18. TERMS AND CONDITIONS AS SET FORTH BY THAT CORTION ARRESIDENT FOR ACCESS DISSIDENT, BETWEEN DAND TOURN AND ONNOCO HOMES OF DIVIN, LLC, RECORDED JANUARY 28, 2016 AS DRITE NO. 13758, IN BOOK 38, PACE 1834 OF OFFICIAL RECORDS. (SAID DISSIDENT IS APPLIETDENT) TO THE PROJECT SITE AND NOT PROTIED THEORY.

# OWNER'S ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF MORGAN ISS

ON THE 21 TO DAY OF APOLIL
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DOWN OF EDWARD HAVE AND AFTER BEEN DEVELOPED TO ME THAT HE
SONAD THE OWNER'S DEDICATION FREELY AND VOLUNTARRY FOR THE PURPOSSS
THEREN MENTIONED.

MY COMMISSION EXPIRES 05-20-2026

MUDDI-Marie Augood

NOTARY PUBLIC RESIDING IN MORCHAL COUNTY



#### OWNER'S ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF MORCAN SS

ON THE 21 ON OF APPEARED BEFORE WE THE WINDERSHIPED NOTARY PUBLIC, IN AND FOR SAID COUNTY MOREON HE HE STATE OF LITTLE SAID TO SAID COUNTY SUSAN EDUCATION HERE BEING DULY SMORN, ADDROMEDEDE TO ME THAT SHE SOMED THE OWNER'S EDUCATION FUNCTURY AND VOLUMBER FOR THE CHAPTESS STATE OF UTAH NOTARY PUBLIC KELLY MARIE GIPSON-COMMISSION #718474 MY COMMISSION #78873.

MY COMMISSION EXPIRES 05-16-1015 RESIDING IN MORE AL COUNTY

PAUSSUART TO UTNH COCK +0<del>-30-0000000</del>. Tic Owners HORDY CONNERS THE COMMON AREA INCLIDENC PAUSILS A. B. C. AS INDICATED HERBORN TO THE HEIGHTS AT WHISPER ROCE HOMEOMER'S ASSOCIATION. UTNH NORMORPHIT CORPORATION WITH A REGISTERIO JOURNES OF 5855 DAYSTHOOTH DR. MOUNTAIN GREEN. UTL +8660, PROCE LO E TO BE PROPRIETE DEEDED!

# OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE HEIGHTS AT WHISPER RIDGE, LLC, A UTAH LIMITED LUBLITY COMPANY, WAL L. POLL AND HEATHER L. POLL, TRUSTESS OF THE VAL. L. POLL & HEATHER L. POLL FAMILY TRUST DATED MARCH 3RD, 2004, AND DAYD EDDINGTION AND SUSAN EDDINGTON, HUSBAND AND WER AS JOINT TENANTS, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS:

# THE HEIGHTS AT WHISPER RIDGE SUBDIVISION P.U.D.

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LINAU DESIGNATION OF THIS PLAT AS INTENDED FOR PUBLIC USE. OR OTHER POLICIPATION OF THE PUBLIC USE OF OTHER POLICIPATION AND MAINTENANCE OF THE STREETS, AND DO FURTHER DEDICATED STREETS, WHO WILL INTERPETE WHITH THE COUNTY'S USE, OPERATION AND MAINTENANCE OF THE STREETS, AND DO FURTHER DEDICATE THE EXEMENTS AS SHOWN.

#### OWNER'S ACKNOWLEDGMENT OF RESPONSIBILITY

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSCRED OWNERS OF THE TRACT(S) OF LAND CONTAINED IN THE SUBDIVISION BOUNDARY DESCRIBED HEREON, ACKNOWLEDGES THE PLAUSE OF THE LOCAL JURISOCITION OF PLANING COMMESSION TO RECOMMEND CONTAINED THE PLAUSE OF THE LOCAL JURISOCITION OF PLANING COMMESSION TO RECOMMEND CHANNEL OF THE SUBDIVISION BECAUSE OF SHAD LINESCONDARY HAVAROUS, AND CONTAINED THE PLAUSE OF SHAD LINESCONDARY HAVAROUS, AND SHALL NOT RELIEVE THE DEPLOYER OF WHITE PROU RESPONSIBILITY FOR THE CONDITIONS OF DUMBERS RESULTING THEREFROM, AND SHALL NOT RESULT IN THE LOCAL JURISOCITION OF PLANING COMMESSION, ITS OFFICIAL TO REPORT OF THE CONDITIONS AND DIMMESS RESULTING THEREFROM, AND SHALL NOT RESULT IN THE LOCAL JURISOCITION OF PLANING COMMESSION, ITS OFFICIAL SHAD THE CONDITIONS AND DIMMESS RESULTING THEREFROM, AND SHALL NOT RESULT IN THE LOCAL JURISOCITIES OF THE CONDITIONS AND DIAMAGES RESULTING THEREFROM, AND SHAPE OF THE CONDITIONS AND DIAMAGES RESULTING THEREFROM AND DIAMAGES RESULT THE CONDITIONS AND DIAMAGES RESULT THEREFROM AND DIAMAGES RESULT THE CONDITIONS AND DIAMAGES RES

IN WITNESS WHEREOF THE HEIGHTS AT WHISPER RIDGE, LLC, A UTAH LIMITED LABILITY COMPANY, VAL L. POLL AND HEATHER L. POLL, TRUSTEES OF THE VAL L. POLL AND HEATHER L. POLL FAMILY TRUST DATED MARCH 3RD, 2004, AND DAVID EDDINGTON AND SUSAN ECONOMISTON. HUSBAND AND WIFE AS JOINT TEMPANTS HAVE HEREUNTO SET THEIR



#### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF MORGAN

COUNTY OF PROSECULAR OF STATE OF STATE

MY COMMISSION EXPIRES 05-21-2025 Melly marie gipson ARY PUBLIC MORCIAN COUNTY



#### SURVEYOR'S CERTIFICATE

I, ERC V. SMYTER, PROTESSOMAL LAND SUMMOVER, CERTIFICATE NO. 7550669, DO HEREDY CERTIFY THIS 1 (1) HAD A LICEME IN ACCORDANCE WITH TITLE 98, OWINTER 22, PROTESSOMAL MOST SURFACENS LICEMENT, TIC) HAVE CONSELLED A SUMPLY OF THE PROPERTY OF THE PROPERTY OF THE STATE OF THE PROPERTY OF THE

# THE HEIGHTS AT WHISPER RIDGE SUBDIVISION P.U.D.

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#### BOLINDARY DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 27, IOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERDDAM, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22, AND RUNNING THENCE ALONG THE CORNER OF SECTION LIKE OF SAID SECTION 27, SOUTH 007111" WEST, 110.89 FEET TO THE NORTHERS FOUNDMENT LIKE OF WINSERS ROSE AT STORM CONTROL PRISES. I PRIOR, AS RECORDED IN THE MORROAN COUNTY RECORDER'S CHYCLE, AS ENTRY NO. 108750 H BOOK 251 AT PACES 3689-699; FIDENCE ALONG AD NORTHERS WINDOWN THE THE PROLINGWIS FIVE CO. COURSES (1) NORTH 89'1157" MEST, 514.60 FEET, (2) NORTHWISTERN ALONG A CLINE TO THE STATE OF THE STATE O SOUTH 00"10"49" WEST, 1313.26 FEET TO THE POINT OF BEGINNING.



#### TRUSTEE'S ACKNOWLEDGMENT

ON THE 20th DAY OF ATTAIN AD, 2013 PERSONALLY APPEARD BEFORE ME, THE UNDERSONED NOTARY PUBLIC, IN AND TO SAID COUNTY OF LABOUR SAID COUNTY OF LABOUR SAID COUNTY OF LABOUR SAID COUNTY OF LABOUR SAID COUNTY AND AND ATTAIN SAID COUNTY AND AND ANOMEDICAD TO ME THAT HE SONED THE OWNER'S DEDICATION PRELITY AND VOLUNTARILY FOR THE PURPOSES THEEREN MEDICADE.

NOTARY PUBLIC RESIDING IN LABOR COUNTY

RILEY DAWSON COMMISSION NO. 7235

io. 755066 ERIC V. SNYDER

#### TRUSTEE'S ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF WELLY

ON THE 2000 DAY OF ADVIL APPEARED BEFORE HE THE MODEL OF A PERSONALLY APPEARED BEFORE HE. THE MODELS FOR SHE COUNTY FOR SHO COUNTY HEARDER LE POLIT. AR BUSINESS FOR THE SET OF THE SHE THE POLIT AND THE SHE AND THE SHE THE SHE ARE THE



RILEY DAWSON COMMISSION NO. 723505

# SURVEYOR'S RECORD OF SURVEY NOTE:

THE BOUNDARY OF THIS PLAT HAS BEEN SURVEYED AND RECORDED IN THE OFFICE OF THE MORGAN COUNTY RECORDER AS RECORD OF SURVEY NO. \$001024.

t Number: PM		ENTRY NO. 469040 163
105401	S8	FILED FUR RECORD AND RECORD
1PLAT_FINAL.dwg		IN BOOK 401 OF THE
ad By:	Droppe Py: SMACUS	RECORDED FOR: CRAIGN
ed By:	Date: 04/04/2023	MORGAN COUNTY RECORDER BY:

1	MORGAN COUNTY RECORD ENTRY NO. 46840 163839 FEE P	DER & 89.00 218.00
1	IN BOOK 401 OF THE OFFICIAL RECORDS, PA	AT 277 PM GE 475 972-97
	RECORDED FOR: CRAIG NORTH	
,	MORGAN COUNTY RECORDER BY:	DEPUTY J Pace

THE HEIGHTS AT WHISPER RIDGE SUBDIVISION P.U.D.

LOCATED IN SECTIONS 22 & 27,
TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN

Stantec SHEET

1 of 3

antec Consulting Services Inc 2890 East Cottonwood Parkway, Suite 300 Salt Lake City, Utah 84121

Fax. 801-266-1671 www.stantec.co

EVS/ Check