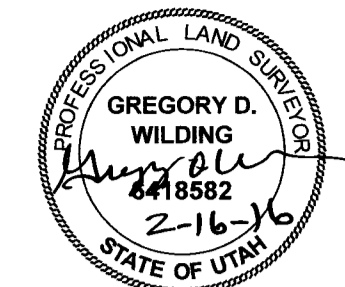


RED LEDGES PHASE 2M

LOCATED IN THE NORTHEAST QUARTER OF SECTION 33 AND THE
SOUTHEAST QUARTER OF SECTION 28
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, GREGORY D. WILDING, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418582 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 PARCELS OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



Feb. 16, 2016
DATE

PROPERTY DESCRIPTION:

BEGINNING AT A POINT NORTH 89°02'38" EAST 820.38 FEET AND SOUTH 116.40 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 41 OF THE RED LEDGES PHASE 1 AMENDED SUBDIVISION PLAT AS RECORDED IN THE WASATCH COUNTY RECORDER'S OFFICE, AND RUNNING THENCE ALONG THE BOUNDARY OF THE SAID PHASE 1 AMENDED PLAT THE FOLLOWING TWELVE (12) COURSES: 1) NORTH 85°47'09" EAST 150.00 FEET; 2) NORTH 00°07'12" WEST 146.35 FEET; 3) NORTH 86°01'35" WEST 150.00 FEET; 4) NORTHEASTERLY 432.21 FEET ALONG THE ARC OF A 1175.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 14°30'41" EAST 429.78 FEET); 5) SOUTH 66°10'12" EAST 143.40 FEET; 6) SOUTH 76°58'04" EAST 100.03 FEET; 7) NORTH 13°01'56" EAST 92.85 FEET; 8) NORTH 58°05'21" WEST 215.00 FEET; 9) NORTHEASTERLY 91.95 FEET ALONG THE ARC OF A 1175.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 34°09'10" EAST 91.93 FEET); 10) NORTH 36°23'41" EAST 35.29 FEET; 11) NORTHEASTERLY 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 81°23'41" EAST 21.21 FEET); 12) NORTH 36°23'41" EAST 50.00 FEET TO A POINT ON THE RED LEDGES PHASE 1R SUBDIVISION PLAT BOUNDARY AS RECORDED IN THE WASATCH COUNTY RECORDER'S OFFICE. THENCE ALONG SAID PHASE 1R BOUNDARY THE FOLLOWING FOURTEEN (14) COURSES: 1) SOUTH 53°36'19" EAST 8.76 FEET; 2) SOUTHEASTERLY 12.87 FEET ALONG THE ARC OF A 375.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 54°35'20" EAST 12.87 FEET); 3) SOUTHEASTERLY 73.57 FEET ALONG THE ARC OF A 88.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 79°31'27" EAST 71.45 FEET); 4) SOUTHEASTERLY 47.68 FEET ALONG THE ARC OF A 57.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 79°30'52" EAST 46.30 FEET); 5) NORTH 34°28'50" EAST 150.00 FEET; 6) NORTH 26°15'05" EAST 90.20 FEET; 7) SOUTH 48°16'41" EAST 254.47 FEET; 8) SOUTH 89°09'20" EAST 218.86 FEET; 9) SOUTH 73°26'57" EAST 230.47 FEET; 10) SOUTH 04°06'41" EAST 256.75 FEET; 11) SOUTH 38°14'32" EAST 376.49 FEET; 12) SOUTH 21°35'02" EAST 81.96 FEET; 13) SOUTH 02°37'54" EAST 437.58 FEET; 14) SOUTH 32°29'35" EAST 467.37 FEET TO A POINT ON THE RED LEDGES PHASE 1N SUBDIVISION BOUNDARY AS RECORDED IN THE WASATCH COUNTY RECORDER'S OFFICE. THENCE ALONG SAID PHASE 1N BOUNDARY SOUTH 61°43'52" WEST 481.71 FEET TO A POINT ON SAID PHASE 1 AMENDED SUBDIVISION BOUNDARY. THENCE ALONG SAID PHASE 1 AMENDED PLAT BOUNDARY THE FOLLOWING TWO (2) COURSES: 1) NORTH 40°23'12" WEST 115.47 FEET; 2) NORTH 57°45'36" WEST 323.39 FEET TO A POINT ON THE RED LEDGES PHASE 1G SUBDIVISION BOUNDARY AS RECORDED IN THE WASATCH COUNTY RECORDER'S OFFICE. THENCE ALONG SAID PHASE 1G BOUNDARY THE FOLLOWING FOUR (4) COURSES: 1) NORTH 57°12'05" WEST 211.52 FEET; 2) NORTH 62°47'22" WEST 183.23 FEET; 3) NORTH 77°29'19" WEST 184.21 FEET; 4) SOUTH 08°59'33" WEST 199.38 FEET TO A POINT ON SAID PHASE 1 AMENDED SUBDIVISION BOUNDARY. THENCE ALONG SAID PHASE 1 AMENDED PLAT BOUNDARY THE FOLLOWING NINE (9) COURSES: 1) NORTHEASTERLY 128.70 FEET ALONG THE ARC OF A 615.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 89°02'38" WEST 128.46 FEET); 2) SOUTHWESTERLY 5.64 FEET ALONG THE ARC OF A 88.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 87°29'34" WEST 5.64 FEET); 3) SOUTH 89°19'44" WEST 21.62 FEET; 4) NORTHWESTERLY 28.54 FEET ALONG THE ARC OF A 28.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 61°28'06" WEST 27.32 FEET); 5) NORTHWESTERLY 44.43 FEET ALONG THE ARC OF A 92.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 46°05'56" WEST 43.99 FEET); 6) NORTH 30°04'03" EAST 138.24 FEET; 7) NORTH 9°24'13" WEST 122.15 FEET; 8) SOUTH 70°35'47" WEST 150.00 FEET; 9) NORTH 19°24'13" WEST 70.56 FEET; 10) NORTHWESTERLY 311.50 FEET ALONG THE ARC OF A 1175.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 11°48'32" WEST 310.59 FEET) TO THE POINT OF BEGINNING.

CONTAINS 44.33 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS PLAT IS NORTH 89°02'38" EAST BETWEEN THE SOUTH QUARTER CORNER OF SECTION 28 AND THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

NARRATIVE:

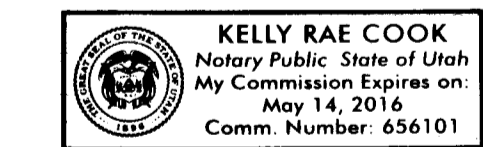
THIS PROPERTY IS AN INTERNAL PHASE OF THE RED LEDGES PROJECT. SEE THE RECORD OF SURVEY ON FILE WITH THE WASATCH COUNTY SURVEYORS OFFICE FOR THE BOUNDARY SURVEY OF THE RED LEDGES PROJECT.

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASATCH }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS 10 DAY OF March 2016
BY: Todd Cates

Kelly Rae Cook
Notary Public
May 14, 2016
MY COMMISSION EXPIRES:

RESIDING AT: Summit County



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE HEREOF DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS "RED LEDGES PHASE 2M", DOES HEREBY DEDICATE TO RED LEDGES COMMUNITY ASSOCIATION INC. ALL PARCELS OF LAND INDICATED ON THIS PLAT AS PRIVATE ROADWAYS FOR PERPETUAL USE FOR ACCESS, INGRESS AND EGRESS OF THE LOT OWNERS WITHIN THE RED LEDGES COMMUNITY AND DOES HEREBY SET ASIDE ALL PARCELS OF LAND DESIGNATED AS OPEN SPACE FOR SUCH USE BY RED LEDGES COMMUNITY ASSOCIATION INC. AND THE LOT OWNERS WITHIN THE RED LEDGES COMMUNITY AS MAY BE PERMITTED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RED LEDGES AND SUBJECT TO AND IN ACCORDANCE WITH SUCH RULES AND REGULATIONS AND MAY BE APPROVED BY THE RED LEDGES COMMUNITY ASSOCIATION INC.

ALSO, THE OWNER HEREBY GRANTS TO WASATCH COUNTY, HEBER CITY, TWIN CREEKS SSD AND WASATCH COUNTY FIRE DISTRICT, A NON-EXCLUSIVE EASEMENT OVER PRIVATE ROADS, PRIVATE DRIVEWAYS, INDICATED COMMON AREA TRACTS AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSE OF PROVIDING UTILITY INSTALLATION, MAINTENANCE, OPERATION, AND EVENTUAL REPLACEMENT.

ALSO, ALL PUBLIC TRAILS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR USE BY THE PUBLIC IN PERPETUITY.

EXECUTED THIS 10 DAY OF March, 2016

BY: RED LEDGES LAND DEVELOPMENT, INC.,
A FLORIDA CORPORATION

Todd Cates
ITS: VICE PRESIDENT, TODD R. CATES

SHEET 1 OF 2

RED LEDGES PHASE 2M

LOCATED IN THE NORTHEAST QUARTER OF SECTION 33 AND THE SOUTHEAST QUARTER OF SECTION 28
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH

RECORDED

ENTRY NO. 422093, BOOK 1152, PAGE 1879-1898
STATE OF UTAH, COUNTY OF WASATCH
DATE 03-11-16 TIME 2:04 P.M.
RECORDED AND FILED AT THE REQUEST OF:
RED LEDGES LAND DEVELOPMENT INC.

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 THERETO ("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. PURSUANT TO THE DECLARATION, ALL LOT OWNERS WITH RED LEDGES COMMUNITY ARE MEMBERS OF THE RED LEDGES COMMUNITY ASSOCIATION, INC. (THE "ASSOCIATION"). CERTAIN LOTS AND PARCELS MAY ALSO BE COVERED BY THE TERMS OF THE SUPPLEMENTAL DECLARATION AND NEIGHBORHOOD DECLARATIONS AS CONTEMPLATED BY THE TERMS OF THE DECLARATION. EACH LOT IS SUBJECT TO AND BENEFITED BY ALL EASEMENTS AND USE RIGHTS SET FORTH IN THESE PLAT NOTES, ON THIS PLAT AND IN THE DECLARATION TO THE EXTENT PROVIDED HEREIN 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 REVIEW ENTITY."
- 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 ENVELOPES INCORPORATE ALL APPLICABLE BUILDING SETBACKS UNDER THE DEVELOPMENT AGREEMENT (DEFINED IN NOTE 5 BELOW) THE MASTER PLAN (DEFINED IN NOTE 5 BELOW) AND THE DESIGN GUIDELINES SHALL COMPLY WITH ANY ADDITIONAL SETBACK REQUIREMENTS PROVIDED FOR IN THIS FINAL PLAT. THE MAXIMUM HEIGHT OF ANY STRUCTURE SHALL BE ESTABLISHED BY THE DESIGN GUIDELINES. 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.
- RED LEDGES IS SERVED BY OR INCLUDED WITHIN THE BOUNDARIES OF TWIN CREEKS SPECIAL SERVICE DISTRICT (TCSSD) AND THE HEBER CITY FIRE SERVICE DISTRICT (HCPSD) AND HEBER CITY.
- RED LEDGES IS GOVERNED BY THE TERMS OF A MASTER PLAN APPROVED BY HEBER CITY, A SUBDIVISION AGREEMENT BETWEEN RED LEDGES LLC AND HEBER CITY, A DEVELOPMENT AGREEMENT BETWEEN HEBER CITY AND THE RED LEDGES LLC, AN ANNEXATION AGREEMENT BETWEEN HEBER CITY AND RED LEDGES, LLC, AND AN INTER LOCAL AGREEMENT BETWEEN RED LEDGES LLC, HEBER CITY, TWIN CREEKS SPECIAL SERVICE DISTRICT AND WASATCH COUNTY. THE ABOVE REFERENCED AGREEMENTS GOVERN USE 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 THE DECLARATION. 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 SUCH 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 MANHOLE TO GRADE, ACCORDING TO HEBER CITY SPECIFICATIONS. COMMON AREA TRACTS ARE NOT TO BE CONSTRUCTED FOR THE USE OF THE GENERAL PUBLIC BUT ARE DECLARED COMMON AREAS FOR THE USE AND ENJOYMENT OF THE ASSOCIATION AND LOT OWNERS WITHIN THE ENTIRE RED LEDGES COMMUNITY.
- 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 THE 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.
- EACH LOT IS SUBJECT TO 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.
- THE OPEN SPACE PARCELS ARE SUBJECT TO A 20' WIDE DRAINAGE EASEMENT WHEREVER A NATURAL DRAINAGE WAY EXISTS.
- TWIN CREEKS, HEBER CITY AND PUBLIC UTILITY COMPANIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY AND DEDICATED EASEMENTS IDENTIFIED ON THIS PLAT MAP. PRIVATE ROADS, TRAIL EASEMENTS AND OPEN SPACE AREAS 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 ORANGE CAP MARKED WILDING ENGINEERING INC
- THE RECREATIONAL FACILITIES DEVELOPED ON THE SUBJECT PROPERTY AND OPERATED AS PART OF THE RED LEDGES CLUB ARE NOT COMMON AREA OF PROPERTY OWNERS ASSOCIATION, BUT RATHER ARE PRIVATELY OWNED. THE USE OF SUCH FACILITIES MAY ONLY BE OBTAINED BY ACQUIRING A MEMBERSHIP AT RED LEDGES CLUB AND PAYING THE REQUISITE FEES AND CHARGES ASSOCIATED THERE WITH. OWNERSHIP OF A RESIDENCE OR HOMESITE IN RED LEDGES DOES NOT GIVE ANY VESTED RIGHT OR EASEMENT, PREScriptive OR OTHERWISE, TO USE SAID RECREATIONAL FACILITIES AND DOES NOT GRANT ANY OWNERSHIP OR MEMBERSHIP INTEREST IN RED LEDGES CLUB OR ITS FACILITIES. THE DECLARATION ESTABLISHES CERTAIN RIGHTS AND EASEMENTS IN FAVOR OF THE RED LEDGES CLUB.
- ALL STORM WATER IMPROVEMENTS AND EASEMENTS ARE DEDICATED TO RED LEDGES COMMUNITY ASSOCIATION, INC. AND ARE TO BE MAINTAINED BY THE ASSOCIATION.
- ALL UNITS WITHIN THIS DEVELOPMENT SHALL BE FIRE SPRINKLED.



VICINITY MAP

G:\DATA\10093 Red Ledges.dwg\Plat\RL Phase 2M Plat.dwg
PLOT DATE: Feb 16, 2016



COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS 30th DAY OF MARCH, 2016.
ROS# 1878
Janet Kaiman
COUNTY SURVEYOR

APPROVAL AS TO FORM

APPROVED ON: THIS 9th DAY OF MARCH, 2016
Randall Phillips
TWIN CREEKS SPECIAL SERVICE DISTRICT MANAGER



APPROVAL AS TO FORM

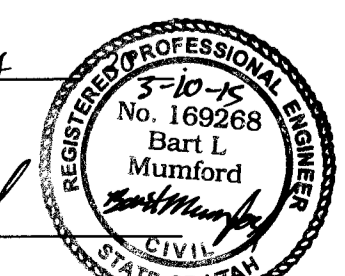
APPROVED AS TO FORM ON: THIS 5th DAY OF MARCH, 2016
Allen McDavid
HEBER CITY MAYOR
Michelle L. Limber
ATTESTED BY HEBER CITY RECORDER

APPROVAL AS TO FORM

APPROVED ON: THIS 10th DAY OF MARCH, 2016
Carl Mumford
CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AND ACCEPTED BY:
THE HEBER CITY PLANNING CHAIRMAN,
THIS 9th DAY OF MARCH, 2016
Kirk Fowler
CHAIRMAN

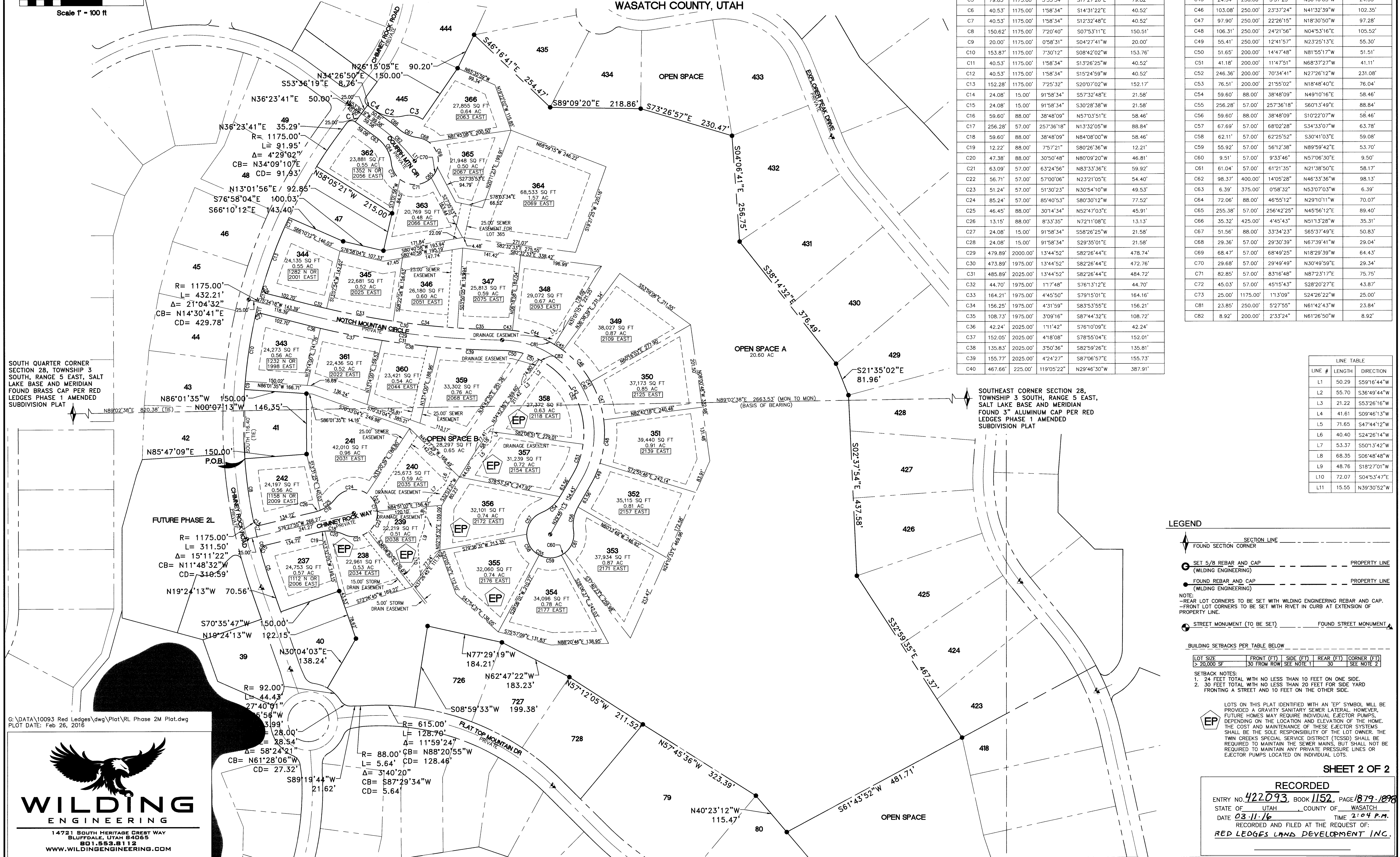
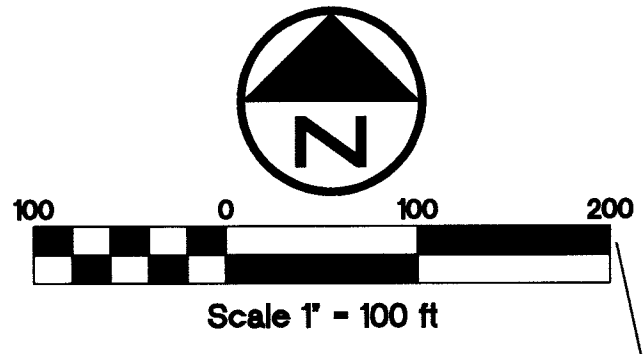


RECORDED

ENTRY NO. 422093, BOOK 1152, PAGE 1879-1898
STATE OF UTAH, COUNTY OF WASATCH
DATE 03-11-16 TIME 2:04 P.M.
RECORDED AND FILED AT THE REQUEST OF:
RED LEDGES LAND DEVELOPMENT INC.

RED LEDGES PHASE 2M

LOCATED IN THE NORTHEAST QUARTER OF SECTION 33 AND THE
SOUTHEAST QUARTER OF SECTION 28 TOWNSHIP 3 SOUTH, RANGE
5 EAST, SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	23.56'	15.00'	90°00'00"	N81°23'41"E	21.21'
C2	73.57'	88.00'	47°54'13"	S79°31'27"E	71.45'
C3	47.68'	57.00'	47°55'23"	S79°30'52"E	46.30'
C4	12.87'	375.00'	1°58'01"	S54°35'20"E	12.87'
C5	79.83'	1175.00'	3°53'34"	S12°27'26"E	79.82'
C6	40.53'	1175.00'	1°58'34"	S14°31'22"E	40.52'
C7	40.53'	1175.00'	1°58'34"	S12°32'48"E	40.52'
C8	150.62'	1175.00'	7°20'40"	S07°53'11"E	150.51'
C9	20.00'	1175.00'	0°58'31"	S04°27'41"W	20.00'
C10	153.87'	1175.00'	7°30'12"	S08°42'02"W	153.76'
C11	40.53'	1175.00'	1°58'34"	S13°26'25"W	40.52'
C12	40.53'	1175.00'	1°58'34"	S15°24'59"W	40.52'
C13	152.28'	1175.00'	7°25'32"	S20°07'02"W	152.17'
C14	24.08'	15.00'	91°58'34"	S57°32'48"E	21.58'
C15	24.08'	15.00'	91°58'34"	S30°28'38"W	21.58'
C16	59.60'	88.00'	38°48'09"	N57°03'51"E	58.46'
C17	256.28'	57.00'	257°36'18"	N13°32'05"W	88.84'
C18	59.60'	88.00'	38°48'09"	N84°08'00"W	58.46'
C19	12.22'	88.00'	7°57'21"	S80°26'36"W	12.21'
C20	47.38'	88.00'	30°50'48"	N80°09'20"W	46.81'
C21	63.09'	57.00'	63°24'56"	N83°33'36"E	59.92'
C22	56.71'	57.00'	57°00'06"	N23°21'05"E	54.40'
C23	51.24'	57.00'	51°30'23"	N30°54'10"W	49.53'
C24	85.24'	57.00'	85°40'53"	S80°30'12"W	77.52'
C25	46.45'	88.00'	30°14'34"	N52°47'03"E	45.91'
C26	13.15'	88.00'	8°33'35"	N72°11'08"E	13.13'
C27	24.08'	15.00'	91°58'34"	S58°26'25"W	21.58'
C28	24.08'	15.00'	91°58'34"	S29°35'01"E	21.58'
C29	479.89'	2000.00'	13°44'52"	S82°26'44"E	478.74'
C30	473.89'	1975.00'	13°44'52"	S82°26'44"E	472.76'
C31	485.89'	2025.00'	13°44'52"	S82°26'44"E	484.72'
C32	44.70'	1975.00'	1°17'48"	S76°13'12"E	44.70'
C33	164.21'	1975.00'	4°45'50"	S79°15'01"E	164.16'
C34	156.25'	1975.00'	4°31'59"	S83°53'55"E	156.21'
C35	108.73'	1975.00'	3°09'16"	S87°44'32"E	108.72'
C36	42.24'	2025.00'	1°11'42"	S76°10'09"E	42.24'
C37	152.05'	2025.00'	4°18'08"	S78°55'04"E	152.01'
C38	135.83'	2025.00'	3°50'36"	S82°59'26"E	135.81'
C39	155.77'	2025.00'	4°24'27"	S87°06'57"E	155.73'
C40	467.66'	225.00'	119°05'22"	N29°46'30"W	387.91'

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C41	519.63'	250.00'	119°05'22"	N29°46'30"W	431.01'
C42	415.70'	200.00'	119°05'22"	N29°46'30"W	344.81'
C43	24.59'	250.00'	5°38'09"	N86°30'06"W	24.58'
C44	107.79'	250.00'	24°42'16"	N71°19'54"W	106.96'
C45	24.54'	250.00'	5°37'25"	N56°10'03"W	24.53'
C46	103.08'	250.00'	23°37'24"	N41°32'39"W	102.35'
C47	97.90'	250.00'	22°26'15"	N18°30'50"W	97.28'
C48	106.31'	250.00'	24°21'56"	N04°53'16"E	105.52'
C49	55.41'	250.00'	12°41'57"	N23°25'13"E	55.30'
C50	51.65'	200.00'	14°47'48"	N81°55'17"W	51.51'
C51	41.18'	200.00'	11°47'51"	N68°37'27"W	41.11'
C52	246.36'	200.00'	70°34'41"	N27°26'12"W	231.08'
C53	76.51'	200.00'	21°55'02"	N18°48'40"E	76.04'
C54	59.60'	88.00'	38°48'09"	N49°10'16"E	58.46'
C55	256.28'	57.00'	257°36'18"	S60°13'49"E	88.84'
C56	59.60'	88.00'	38°48'09"	S10°22'07"W	58.46'
C57	67.69'	57.00'	68°02'28"	S34°33'07"W	63.78'
C58	62.11'	57.00'	62°25'52"	S30°41'03"E	59.08'
C59	55.92'	57.00'	56°12'38"	N89°59'42"E	53.70'
C60	9.51'	57.00'	9°33'46"	N57°06'30"W	9.50'
C61	61.04'	57.00'	61°21'35"	N21°38'50"E	58.17'
C62	98.37'	400.00'	14°05'28"	N46°33'36"W	98.13'
C63	6.39'	375.00'	0°58'32"	N53°07'03"W	6.39'
C64	72.06'	88.00'	46°55'12"	N29°10'11"W	70.07'
C65	255.38'	57.00'	256°42'25"	N45°56'12"E	89.40'
C66	35.32'	425.00'	4°45'43"	N51°13'28"W	35.31'
C67	51.56'	88.00'	33°34'23"	S65°37'49"E	50.83'
C68	29.36'	57.00'	29°30'39"	N67°39'41"W	29.04'
C69	68.47'	57.00'	68°49'25"	N18°29'39"W	64.43'
C70	29.68'	57.00'	29°49'49"	N30°49'59"E	29.34'
C71	82.85'	57.00'	83°16'48"	N87°23'17"E	75.75'
C72	45.03'	57.00'	45°15'43"	S28°20'27"E	43.87'
C73	25.00'	1175.00'	1°13'09"	S24°26'22"W	25.00'
C81	23.85'	250.00'	5°27'55"	N61°42'43"W	23.84'
C82	8.92'	200.00'	2°33'24"	N61°26'50"W	8.92'

LINE #	LENGTH	DIRECTION
L1	50.29	S59°16'44"W
L2	55.70	S36°49'44"W
L3	21.22	S53°26'16"W
L4	41.61	S09°46'13"W
L5	71.65	S47°44'12"W
L6	40.40	S24°26'14"W
L7	53.37	S50°13'42"W
L8	68.35	S06°48'48"W
L9	48.76	S18°27'01"W
L10	72.07	S04°53'47"E
L11	15.55	N39°30'52"W

LEGEND

- SECTION LINE
- FOUND SECTION CORNER
- SET 5/8 REBAR AND CAP (WILDLING ENGINEERING) - PROPERTY LINE
- FOUND REBAR AND CAP (WILDLING ENGINEERING) - PROPERTY LINE
- NOTE: -REAR LOT CORNERS TO BE SET WITH WILDLING ENGINEERING REBAR AND CAP. -FRONT LOT CORNERS TO BE SET WITH RIVET IN CURB AT EXTENSION OF PROPERTY LINE.
- STREET MONUMENT (TO BE SET)

BUILDING SETBACKS PER TABLE BELOW

LOT SIZE	FRONT (FT)	SIDE (FT)	REAR (FT)	CORNER (FT)
> 20,000 SF	30 FROM ROW	SEE NOTE 1	30	SEE NOTE 2

SETBACK NOTES:
 1. 24 FEET TOTAL WITH NO LESS THAN 10 FEET ON ONE SIDE.
 2. 30 FEET TOTAL WITH NO LESS THAN 20 FEET FOR SIDE YARD FRONTING A STREET AND 10 FEET ON THE OTHER SIDE.

LOTS ON THIS PLAT IDENTIFIED WITH AN 'EP' SYMBOL 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 NOT BE REQUIRED TO MAINTAIN ANY PRIVATE PRESSURE LINES OR EJECTOR PUMPS LOCATED ON INDIVIDUAL LOTS.

SHEET 2 OF 2

RECORDED

ENTRY NO. 422093 BOOK 1152 PAGE 1879-1898
 STATE OF UTAH COUNTY OF WASATCH
 DATE 03/11/16 TIME 2:04 P.M.
 RECORDED AND FILED AT THE REQUEST OF:
RED LEDGES LAND DEVELOPMENT INC.

WILDING ENGINEERING
 14721 SOUTH HERITAGE CREST WAY
 BLUFFDALE, UTAH 84065
 801.553.8112
 WWW.WILDINGENGINEERING.COM

G:\DATA\10093 Red Ledges.dwg\Plat\RL Phase 2M Plat.dwg
 PLOT DATE: Feb 26, 2016