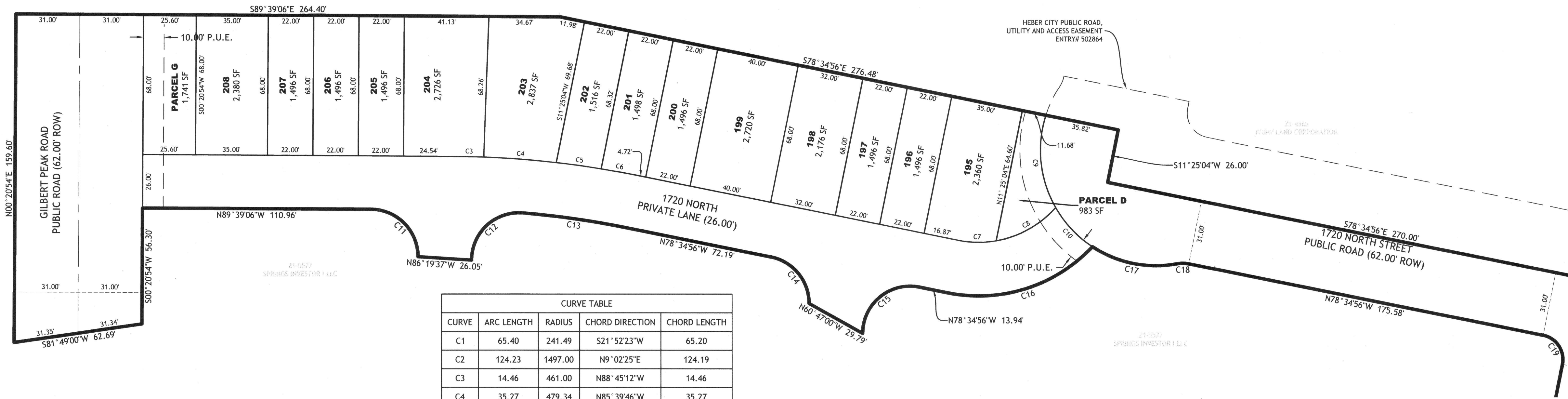
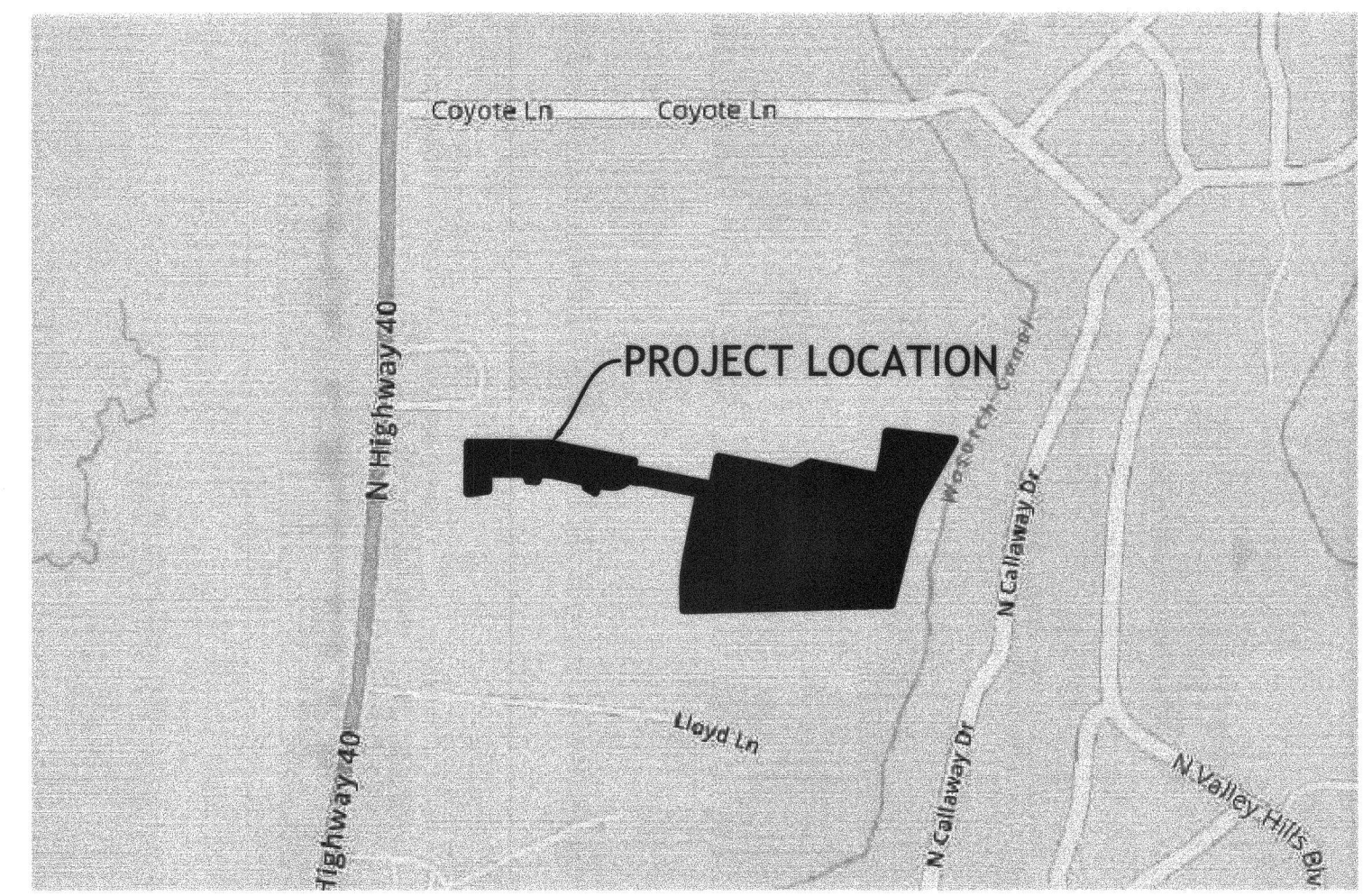
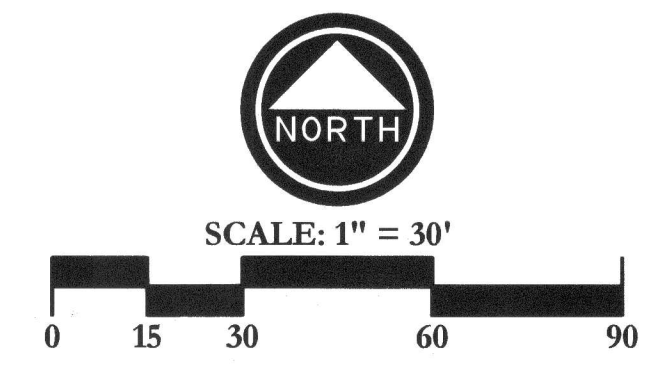


THE SPRINGS AT COYOTE RIDGE PHASE 1

PART OF THE SOUTH HALF (S 1/2) OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,
HEBER CITY, WASATCH COUNTY, STATE OF UTAH



CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	65.40	241.49	S21°52'23"W	65.20
C2	124.23	1497.00	N9°02'25"E	124.19
C3	14.46	461.00	N88°45'12"W	14.46
C4	35.27	479.34	N85°39'46"W	35.27
C5	22.04	461.00	N82°06'03"W	22.04
C6	17.29	461.00	N79°39'24"W	17.29
C7	18.55	50.00	N89°12'33"W	18.44
C8	33.80	50.00	S60°47'55"W	33.16
C9	46.39	56.00	S5°59'51"E	45.08
C10	26.32	56.00	S43°11'38"E	26.08
C11	35.99	23.00	N44°49'33"W	32.43
C12	38.05	23.00	S47°23'22"W	33.85
C13	50.40	435.00	N81°54'06"W	50.37
C14	31.54	23.00	N39°17'28"W	29.13
C15	40.71	23.00	S50°42'32"W	35.60
C16	77.12	76.00	S72°20'46"W	73.86
C17	42.92	56.00	N78°36'43"W	41.87
C18	5.76	15.00	N89°34'29"W	5.72
C19	18.85	12.00	N33°34'56"W	16.97
C20	120.88	531.00	N4°53'45"E	120.62
C21	112.69	495.00	N4°53'45"E	112.45
C22	8.53	15.00	N4°51'54"W	8.41
C23	56.22	56.00	N7°36'50"E	53.89
C24	62.22	56.00	N68°12'24"E	59.07
C25	6.39	56.00	S76°41'37"E	6.39
C26	26.79	56.00	S59°43'15"E	26.53
C27	8.53	15.00	S62°17'58"E	8.41
C28	18.85	12.00	S56°25'04"W	16.97
C29	18.85	12.00	N33°34'56"W	16.97
C30	18.85	12.00	S56°25'04"W	16.97
C31	63.66	251.46	S21°22'02"W	63.49
C32	18.85	12.00	N33°34'56"W	16.97
C33	18.85	12.00	N56°25'04"E	16.97
C34	104.49	459.00	N4°53'45"E	104.27
C35	4.44	251.46	S29°07'34"W	4.44
C36	26.73	1525.00	N10°54'56"E	26.73
C37	99.83	1525.00	N8°32'18"E	99.81



VICINITY MAP
NOT TO SCALE

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

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 589°51'50"E 2545.46 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 AND 500°00'00"E 309.88 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 S78°34'56"E 242.00 FEET; THENCE N64°32'52"E 70.00 FEET; THENCE S78°34'56"E 228.00 FEET; THENCE N11°25'04"E 23.69 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1497.00 FEET, A DISTANCE OF 124.23 FEET, A CHORD DIRECTION OF N09°02'25"E AND A CHORD DISTANCE OF 124.19 FEET; THENCE S83°20'13"E 218.15 FEET; THENCE S29°37'57"W 223.75 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 241.46 FEET, A DISTANCE OF 65.40 FEET, A CHORD DIRECTION OF S21°52'23"W AND A CHORD DISTANCE OF 65.20 FEET; THENCE S14°06'52"W 285.83 FEET; THENCE S88°26'20"W 671.49 FEET; THENCE N01°37'33"W 48.73 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 531.00 FEET, A DISTANCE OF 120.88 FEET, A CHORD DIRECTION OF N04°53'45"E AND A CHORD DISTANCE OF 120.62 FEET; THENCE N11°25'04"E 201.80 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 12.00 FEET, A DISTANCE OF 18.85 FEET, A CHORD DIRECTION OF N33°34'56"W AND A CHORD DISTANCE OF 16.97 FEET; THENCE N78°34'56"W 175.58 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 5.76 FEET, A CHORD DIRECTION OF N89°34'29"W AND A CHORD DISTANCE OF 5.72 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 56.00 FEET, A DISTANCE OF 42.92 FEET, A CHORD DIRECTION OF N78°36'43"W AND A CHORD DISTANCE OF 41.87 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 76.00 FEET, A DISTANCE OF 77.12 FEET, A CHORD DIRECTION OF S72°20'46"W AND A CHORD DISTANCE OF 73.86 FEET; THENCE N78°34'56"W 13.94 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 23.00 FEET, A DISTANCE OF 40.71 FEET, A CHORD DIRECTION OF S50°42'32"W AND A CHORD DISTANCE OF 35.60 FEET; THENCE N60°47'00"W 29.79 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 23.00 FEET, A DISTANCE OF 31.54 FEET, A CHORD DIRECTION OF N39°17'28"W AND A CHORD DISTANCE OF 29.13 FEET; THENCE N78°34'56"W 72.19 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 435.00 FEET, A DISTANCE OF 50.40 FEET, A CHORD DIRECTION OF N81°54'06"W AND A CHORD DISTANCE OF 50.37 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 23.00 FEET, A DISTANCE OF 38.05 FEET, A CHORD DIRECTION OF S47°23'22"W AND A CHORD DISTANCE OF 33.85 FEET; THENCE N86°19'37"W 26.05 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 23.00 FEET, A DISTANCE OF 35.99 FEET, A CHORD DIRECTION OF N44°49'33"W AND A CHORD DISTANCE OF 32.43 FEET; THENCE N89°39'06"W 110.96 FEET; THENCE S00°20'54"W 56.30 FEET; THENCE S81°49'00"W 62.69 FEET; THENCE N00°20'54"E 159.60 FEET; THENCE S89°39'06"E 264.40 FEET; THENCE S78°34'56"E 276.48 FEET; THENCE S11°25'04"W 26.00 FEET; THENCE S78°34'56"E 270.00 FEET; THENCE N11°25'04"E 93.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 9.19 ACRES IN AREA, 28 LOTS AND 3 PARCELS

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 1

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

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 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.

NAME: STEVE BROADBENT
WASATCH BACK HOLDINGS
SPRINGS INVESTOR 1, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

ON THE 21st DAY OF December, 2021, 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.

Trina N Cooke, Notary Public, Commission Number 701803, Signature of Trina N Cooke.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES 8/21/2022

THE SPRINGS AT COYOTE RIDGE PHASE 1

PART OF THE SOUTH HALF (S 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

HEBER CITY ENGINEER
I HEREBY ATTEST THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
Russell R... 12/22/2021
HEBER CITY ENGINEER DATE

HEBER CITY APPROVAL
PRESENTED TO HEBER CITY THIS 24th DAY OF November, 2021 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
CITY RECORDER ATTEST: Tina W...
MAYOR: ...

PLANNING COMMISSION
APPROVED THIS 01 DAY OF December, 2021 BY THE HEBER CITY PLANNING COMMISSION.

COUNTY SURVEYOR
APPROVED THIS 21st DAY OF Nov, 2021
POS # 3652
Tina C. ...
WASATCH COUNTY SURVEYOR

DEVELOPER
WASATCH BACK HOLDINGS
625 SOUTH UNION PARK AVE., SUITE 200
MIDVALE, UT 84047

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

RECORDED # 512745
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED IN THE RECORDS OF: SPRINGS INVESTORS 1, LLC
DATE: 23 DEC 2021 TIME: 8:46:17 AM BOOK: 1391 PAGE: 66
\$162.00
MARCY M MURRAY
WASATCH COUNTY RECORDER

