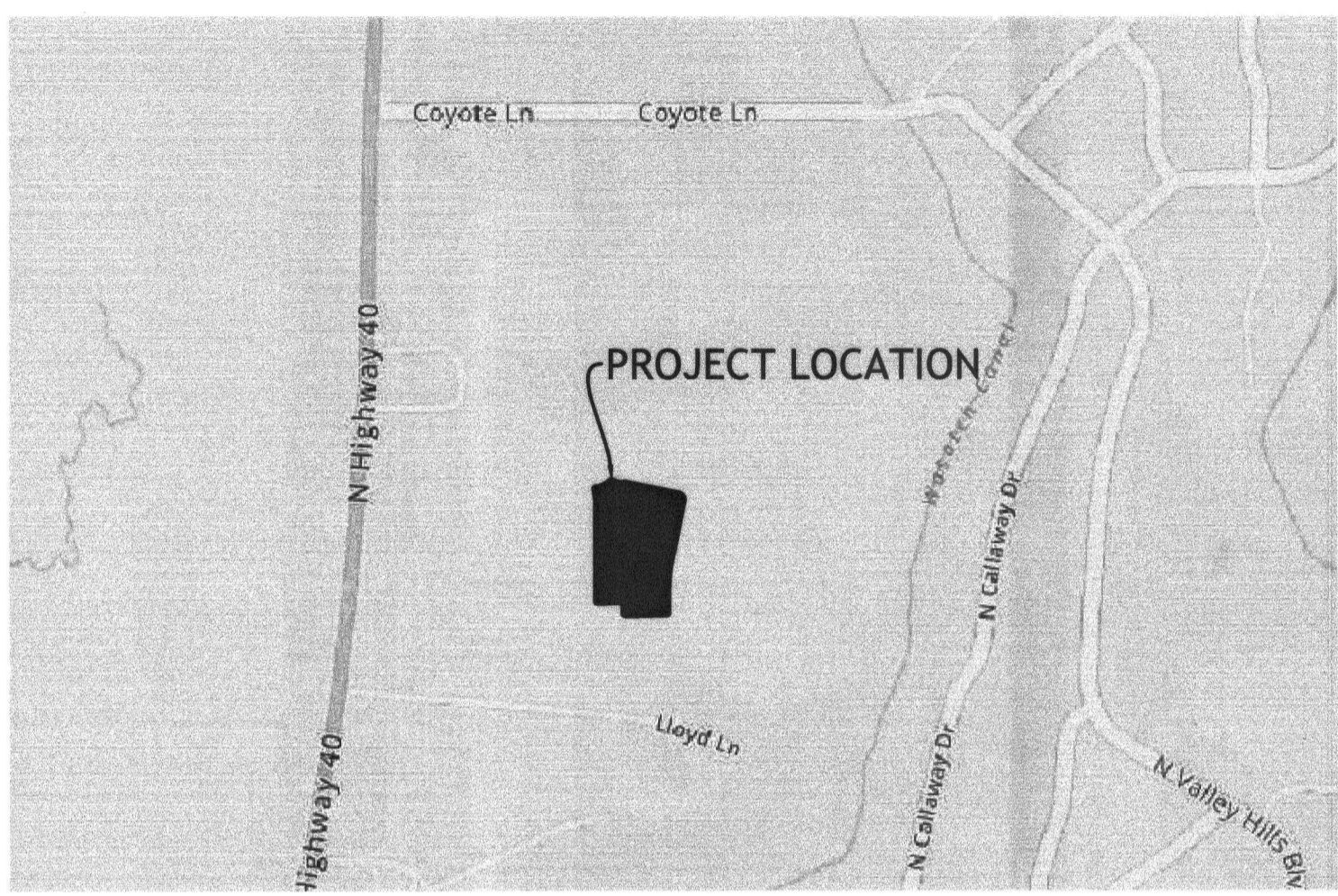
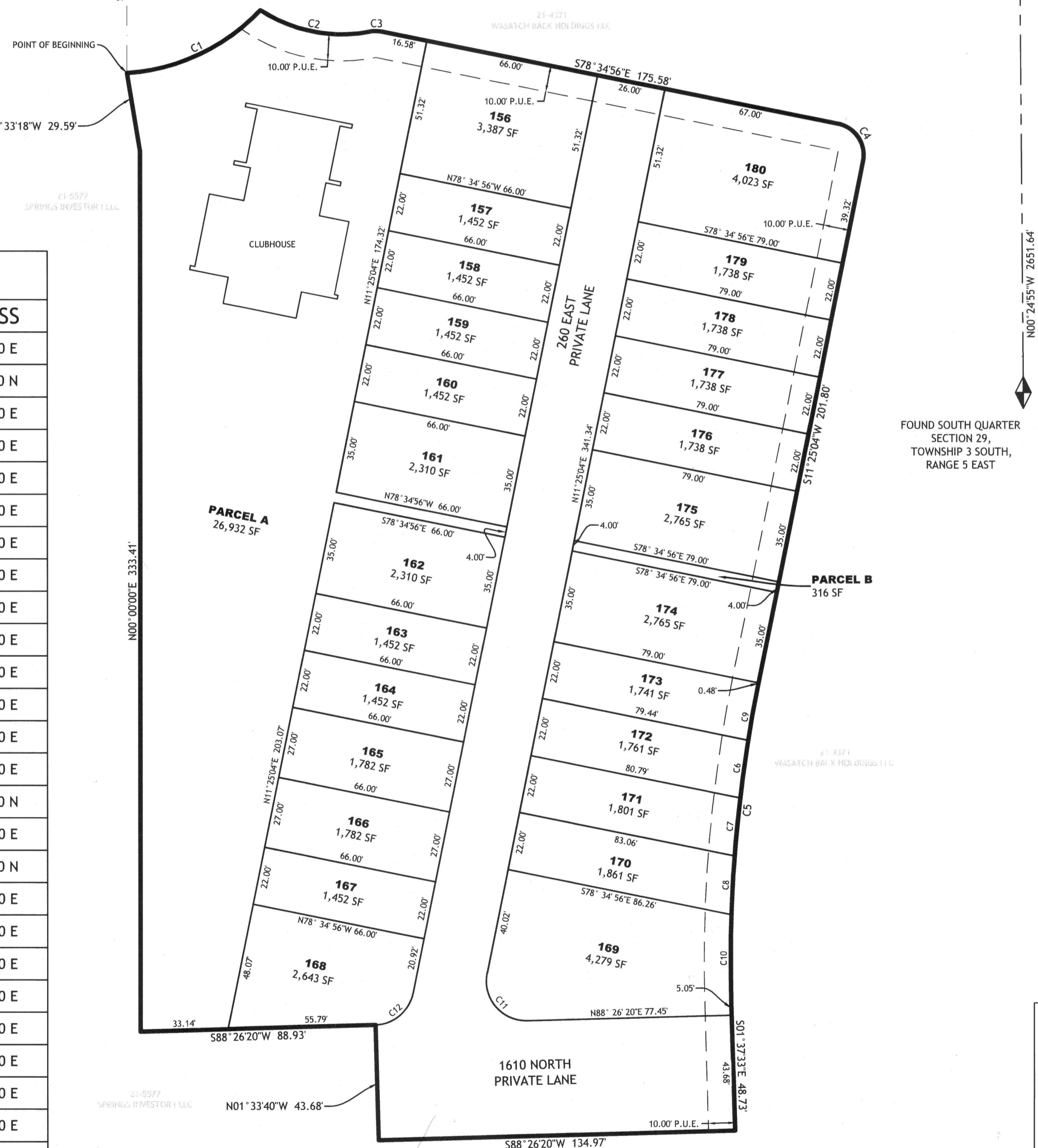
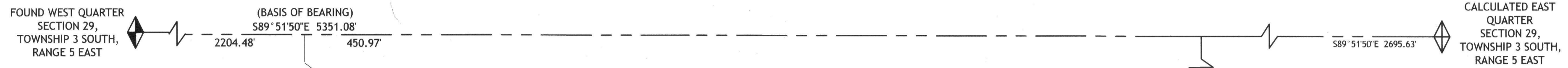


# THE SPRINGS AT COYOTE RIDGE PHASE 2

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
156	1709 N 260 E
156	256 E 1720 N
157	1699 N 260 E
158	1693 N 260 E
159	1685 N 260 E
160	1679 N 260 E
161	1669 N 260 E
162	1657 N 260 E
163	1649 N 260 E
164	1641 N 260 E
165	1633 N 260 E
166	1625 N 260 E
167	1617 N 260 E
168	1611 N 260 E
168	249 E 1610 N
169	1614 N 260 E
169	283 E 1610 N
170	1626 N 260 E
171	1634 N 260 E
172	1642 N 260 E
173	1648 N 260 E
174	1656 N 260 E
175	1668 N 260 E
176	1678 N 260 E
177	1686 N 260 E
178	1692 N 260 E
179	1702 N 260 E
180	1714 N 260 E
180	276 E 1720 N
CLUBHOUSE	212 E 1720 N

### NARRATIVE:

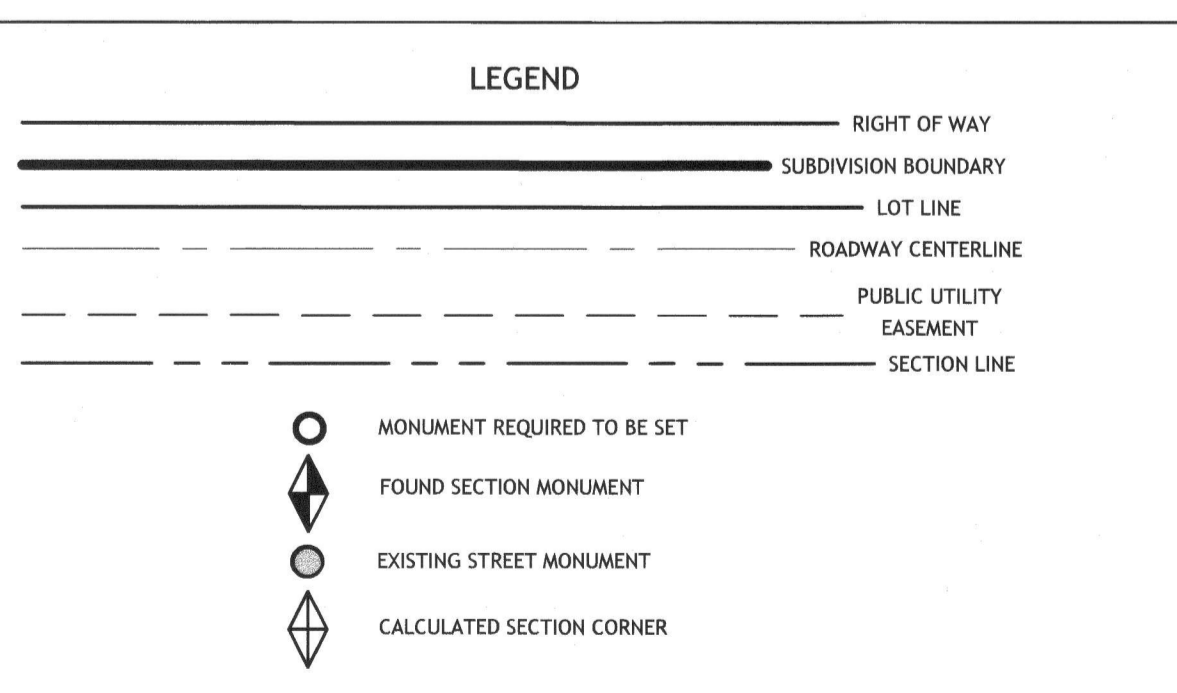
THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF WASATCH BACK HOLDINGS FOR THE PURPOSE OF SUBDIVIDING THE PARCELS OF LAND KNOWN BY THE WASATCH COUNTY ASSESSOR AS PARCEL NUMBER 21-5577 INTO LOTS AND STREETS AS SHOWN HEREON.

### BASIS OF BEARING:

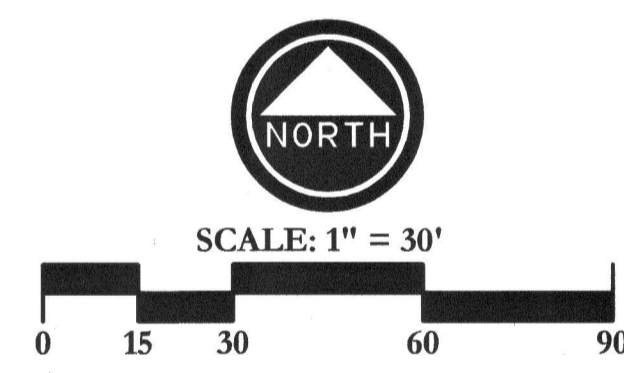
SOUTH 89°51'50" EAST, BEING THE BEARING BETWEEN A FOUND BRASS CAP AT THE WEST QUARTER (1/4) CORNER OF SECTION 29 AND A CALCULATED CORNER AT THE EAST QUARTER (1/4) CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SLBEM.

### NOTES:

- ALL PRIVATE ROADS, COMMON PARCELS, AND AREAS OUTSIDE OF BUILDING FOOTPRINT ARE ALSO PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- COMMON PARCELS "A" AND "B" ARE HEREBY DEDICATED TO THE SPRINGS AT COYOTE RIDGE HOME OWNERS ASSOCIATION.
- 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 NIVET.
- 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 H.O.A.



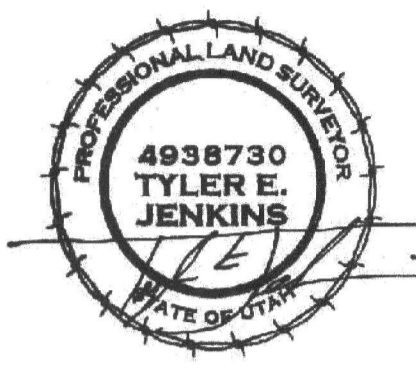
CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	57.15	76.00	N64°49'04"E	55.82
C2	42.92	56.00	S78°36'43"E	41.87
C3	5.76	15.00	S89°34'29"E	5.72
C4	18.85	12.00	S33°34'56"E	16.97
C5	120.88	531.00	S4°53'45"W	120.62
C6	22.04	531.00	S7°54'20"W	22.04
C7	22.12	531.00	S5°31'23"W	22.12
C8	22.23	531.00	N3°07'49"E	22.23
C9	21.53	531.00	S10°15'23"W	21.53
C10	32.96	531.00	N0°09'09"E	32.96
C11	26.96	15.00	S40°04'18"E	23.47
C12	20.16	15.00	S49°55'42"W	18.68



**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 2

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



11/11/2021  
FOR REVIEW ONLY  
DO NOT RECORD

### 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 S89°51'50"E 2204.48 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 AND 500'00"00"E 403.42 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 A CURVE TO THE LEFT, HAVING A RADIUS OF 76.00 FEET, A DISTANCE OF 57.15 FEET, A CHORD DIRECTION OF N64°49'04"E AND A CHORD DISTANCE OF 55.82 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 56.00 FEET, A DISTANCE OF 42.92 FEET, A CHORD DIRECTION OF S78°36'43"E AND A CHORD DISTANCE OF 41.87 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A DISTANCE OF 5.76 FEET, A CHORD DIRECTION OF S89°34'29"E AND A CHORD DISTANCE OF 5.72 FEET; THENCE S78°34'56"E 175.58 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00 FEET, A DISTANCE OF 18.85 FEET, A CHORD DIRECTION OF S33°34'56"E AND A CHORD DISTANCE OF 16.97 FEET; THENCE S11°25'04"W 201.80 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 531.00 FEET, A DISTANCE OF 120.88 FEET, A CHORD DISTANCE OF S04°53'45"W AND A CHORD DISTANCE OF 120.62 FEET; THENCE S01°37'33"E 48.73 FEET; THENCE S88°26'20"W 134.97 FEET; THENCE N01°33'40"W 43.68 FEET; THENCE S88°26'20"W 88.93 FEET; THENCE N00°00'00"E 333.41 FEET; THENCE N09°33'18"W 29.59 FEET TO THE POINT OF BEGINNING

CONTAINS 2.18 ACRES IN AREA, 25 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 2

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.

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

### LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

ON THE 21<sup>st</sup> 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  
TRINA N. COOKE  
NOTARY PUBLIC-STATE OF UTAH  
COMMISSION # 701803  
EXPIRES 08-21-2022

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

## THE SPRINGS AT COYOTE RIDGE PHASE 2

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

<p><b>HEBER CITY ENGINEER</b></p> <p>I HEREBY ATTEST THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.</p> <p><i>Russell Ford</i> HEBER CITY ENGINEER DATE: 12/22/2021</p>	<p><b>HEBER CITY APPROVAL</b></p> <p>PRESENTED TO HEBER CITY THIS 24<sup>th</sup> DAY OF November, 2021 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.</p> <p>CITY RECORDER: <i>[Signature]</i> MAYOR: <i>[Signature]</i></p>	<p><b>PLANNING COMMISSION</b></p> <p>APPROVED THIS 21<sup>st</sup> DAY OF December, 2021 BY THE HEBER CITY PLANNING COMMISSION.</p> <p><i>[Signature]</i> PLANNING COMMISSION CHAIR</p>	<p><b>COUNTY SURVEYOR</b></p> <p>APPROVED THIS 17<sup>th</sup> DAY OF Nov, 2021. POS # 3652</p> <p><i>[Signature]</i> WASATCH COUNTY SURVEYOR</p>	<p><b>DEVELOPER</b></p> <p>WASATCH BACK HOLDINGS 7585 SOUTH UNION PARK AVE., SUITE 200 MIDVALE, UT 84047</p>	<p><b>EDM Partners LLC</b></p> <p>2815 E. 3300 S., Salt Lake City, UT 84109 (801) 305-4670 www.edmpartners.com</p>	<p>RECORDED # 517746</p> <p>STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF: SPRINGS INVESTOR 1 LLC</p> <p>DATE: 23 DEC 2021 TIME: 8:46:49 AM BOOK: 1391 PAGE: 108</p> <p>FEE: \$154.00</p> <p>MARCY M MURRAY WASATCH COUNTY RECORDER</p>
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