

COYOTE RIDGE PHASE 3

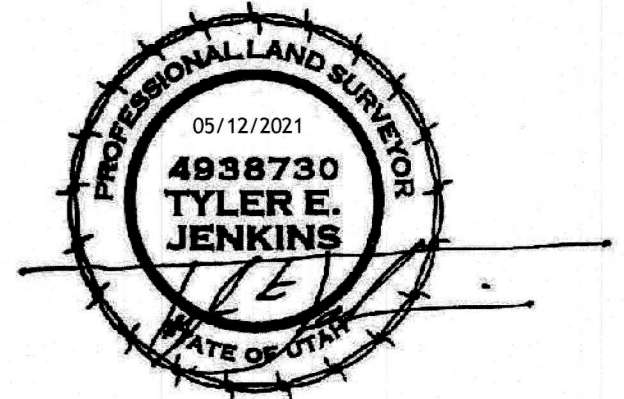
PART OF THE NORTHWEST QUARTER (NW 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, HEBER CITY, WASATCH COUNTY, STATE OF UTAH

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:

COYOTE RIDGE PHASE 3

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



NARRATIVE:

THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF IVORY DEVELOPMENT FOR THE PURPOSE OF SUBDIVIDING THE PARCELS OF LAND KNOWN BY THE WASATCH COUNTY ASSESSOR AS PARCEL NUMBER 21-4365 INTO LOTS AND STREETS AS SHOWN HEREON.

BASIS OF BEARING:

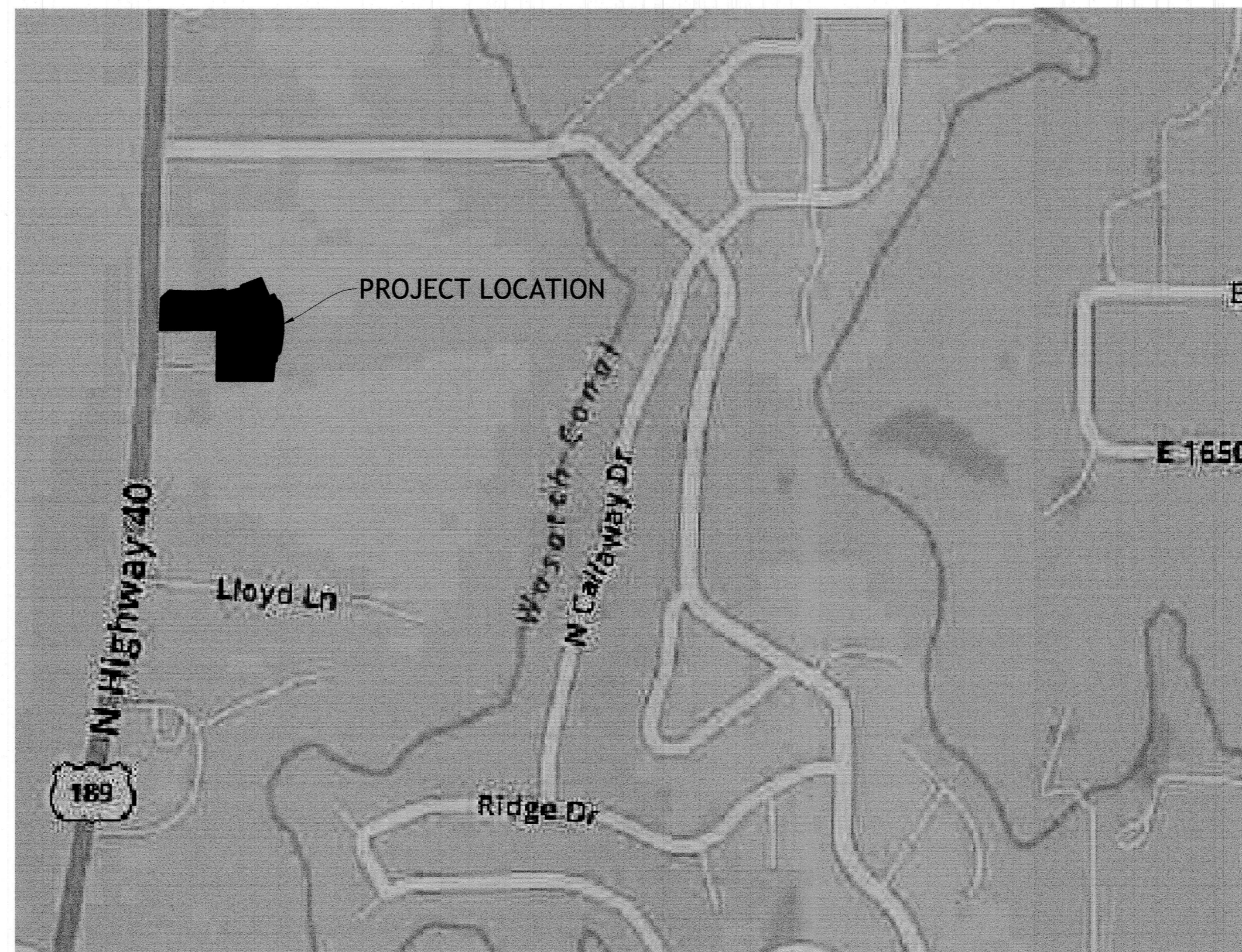
SOUTH 00°24'55" EAST, BEING THE BEARING BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SLBEM.

BOUNDARY DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; HEBER CITY, WASATCH COUNTY, UTAH AS DESCRIBED:

BEGINNING AT A POINT 500°24'55"E 2542.29 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29 AND WEST 747.60 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 29 AND RUNNING THENCE S23°31'34"E 80.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 721.50 FEET, A DISTANCE OF 21.01 FEET, A CHORD DIRECTION OF N65°38'22"E AND A CHORD DISTANCE OF 21.01 FEET; THENCE S25°11'42"E 26.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, A DISTANCE OF 17.64 FEET, A CHORD DIRECTION OF S64°39'26"E AND A CHORD DISTANCE OF 15.44 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 388.00 FEET, A DISTANCE OF 172.94 FEET, A CHORD DIRECTION OF S01°21'03"E AND A CHORD DISTANCE OF 171.51 FEET; THENCE S11°25'04"W 26.91 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, A DISTANCE OF 15.14 FEET, A CHORD DIRECTION OF S54°46'54"W AND A CHORD DISTANCE OF 13.73 FEET; THENCE S08°08'44"W 26.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A DISTANCE OF 6.15 FEET, A CHORD DIRECTION OF N83°36'54"W AND A CHORD DISTANCE OF 6.14 FEET; THENCE S05°52'59"W 78.09 FEET; THENCE N89°39'06"W 220.53 FEET; THENCE N00°20'54"E 199.41 FEET; THENCE N89°59'59"W 224.35 FEET; THENCE N02°08'05"E 123.96 FEET; THENCE N47°08'05"E 42.43 FEET; THENCE S87°51'55"E 82.25 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 641.50 FEET, A DISTANCE OF 127.29 FEET, A CHORD DIRECTION OF N86°27'01"E AND A CHORD DISTANCE OF 127.08 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00 FEET, A DISTANCE OF 18.06 FEET, A CHORD DIRECTION OF S56°07'13"E AND A CHORD DISTANCE OF 16.40 FEET; THENCE N76°59'36"E 62.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 12.00 FEET, A DISTANCE OF 18.06 FEET, A CHORD DIRECTION OF N30°06'25"E AND A CHORD DISTANCE OF 16.40 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 641.50 FEET, A DISTANCE OF 75.54 FEET, A CHORD DIRECTION OF N69°50'50"E AND A CHORD DISTANCE OF 75.49 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.813 ACRES IN AREA, 2 PARCELS, AND 26 LOTS



VICINITY MAP
NOT TO SCALE

OWNER'S DEDICATION

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

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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.

Christopher P. Gamvroulas

NAME: CHRISTOPHER P. GAMVROULAS
TITLE: PRESIDENT OF IVORY DEVELOPMENT
IVORY DEVELOPMENT, LLC
IVORY LAND CORPORATION

Donna Perkins
DONNA PERKINS
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 700225
COMM. EXP. 05-30-2022

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

ON THE 21 DAY OF June, 2021, CHRISTOPHER P. GAMVROULAS 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 OF IVORY DEVELOPMENT 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.

Donna Perkins 700225 *Donna Perkins*
NOTARY PUBLIC COMMISSION NUMBER SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES 5-30-2022

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PART OF THE NORTHWEST QUARTER (NW 1/4) AND THE SOUTHWEST QUARTER (SW 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 2

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

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 Pan FEB 1, 2022
HEBER CITY ENGINEER DATE



HEBER CITY APPROVAL

PRESENTED TO HEBER CITY THIS 15th DAY OF December, 2021 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CITY RECORDER ATTEST: *Shirley A. Leche*
MAYOR: *Shirley A. Leche*



PLANNING COMMISSION

APPROVED THIS 12 DAY OF December, 2021, BY THE HEBER CITY PLANNING COMMISSION.

[Signature]
PLANNING COMMISSION CHAIR

COUNTY SURVEYOR

APPROVED THIS 19th DAY OF August, 2021.

Tama C. Kainerman
WASATCH COUNTY SURVEYOR

DEVELOPER

IVORY DEVELOPMENT
978 WOODOAK LANE
SALT LAKE CITY, UT 84117
801-747-7000



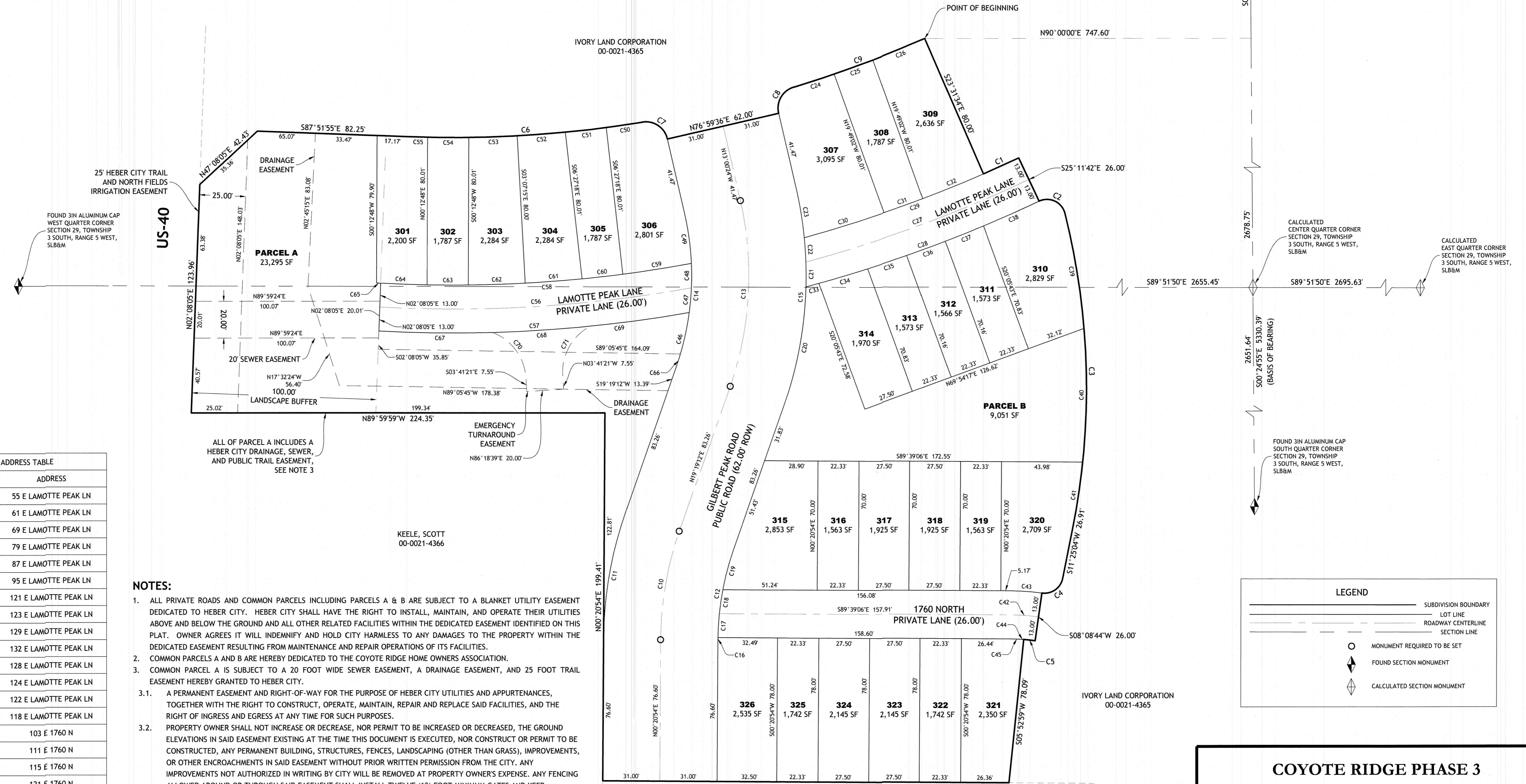
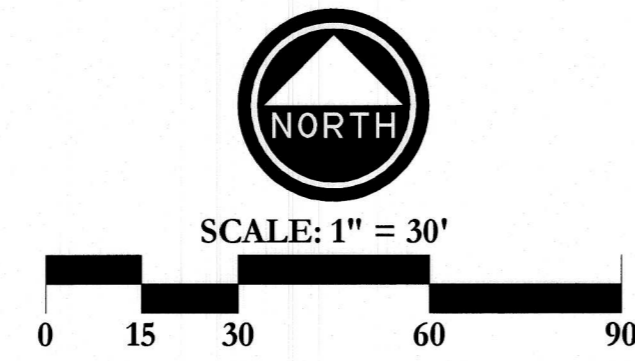
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

RECORDED # 514628
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF: IVORY DEVELOPMENT LLC
DATE: 2-2-2022 TIME: 9:23 AM BOOK: 1396 PAGE: 308-309
\$ 150.00
MARLY M. MURRAY
WASATCH COUNTY RECORDER

COYOTE RIDGE PHASE 3

PART OF THE NORTHWEST QUARTER (NW 1/4) AND THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, HEBER CITY, WASATCH COUNTY, STATE OF UTAH

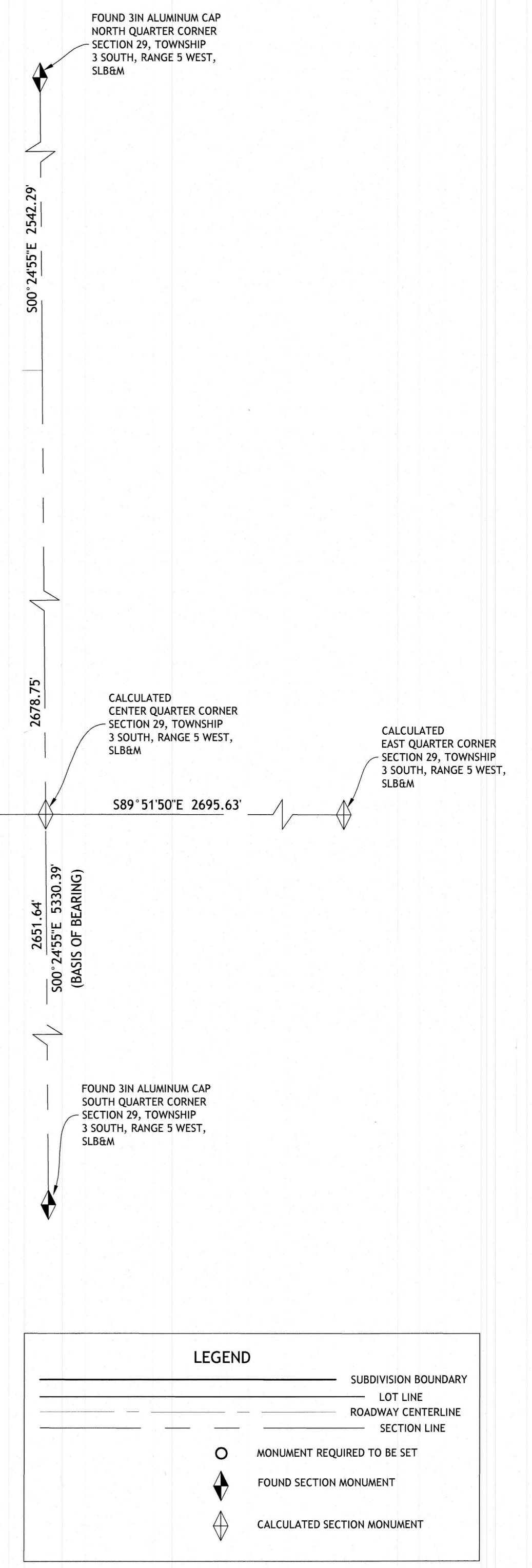
CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	21.01	721.50	N65°38'22"E	21.01
C2	17.64	10.00	S64°39'26"E	15.44
C3	172.94	388.00	S1°21'03"E	171.51
C4	15.14	10.00	S54°46'54"W	13.73
C5	6.15	100.00	N83°36'54"W	6.14
C6	127.29	641.50	N86°27'01"E	127.08
C7	18.06	12.00	S56°07'13"E	16.40
C8	18.06	12.00	N30°06'25"E	16.40
C9	75.54	641.50	N69°50'50"E	75.49
C10	59.93	181.00	N9°50'03"E	59.66
C11	70.20	212.00	N9°50'03"E	69.88
C12	49.67	150.00	N9°50'03"E	49.44
C13	102.12	181.00	N3°09'24"E	100.77
C14	84.63	150.00	N3°09'24"E	83.51
C15	119.61	212.00	N3°09'24"E	118.03
C16	1.40	150.00	N0°36'54"E	1.40
C17	13.02	150.00	N3°22'08"E	13.02
C18	13.13	150.00	N8°21'51"E	13.13
C19	22.12	150.00	N15°05'46"E	22.10
C20	65.47	212.00	N10°28'25"E	65.21
C21	13.45	212.00	N0°11'25"W	13.45
C22	13.26	212.00	N3°48'00"W	13.26
C23	27.43	212.00	N9°17'59"W	27.41
C24	22.84	641.50	N72°12'01"E	22.84
C25	22.33	641.50	N70°10'58"E	22.33
C26	30.36	641.50	N67°49'47"E	30.36
C27	129.14	734.50	N69°50'30"E	128.97
C28	134.89	747.50	N69°58'28"E	134.70
C29	124.25	721.50	N69°44'18"E	124.09
C30	45.36	721.50	N72°52'14"E	45.35
C31	22.33	721.50	N70°10'58"E	22.33
C32	35.54	721.50	N67°53'06"E	35.54
C33	7.28	747.50	N74°49'42"E	7.28
C34	27.56	747.50	N73°32'21"E	27.56
C35	22.34	747.50	N71°37'02"E	22.34
C36	22.33	747.50	N69°54'17"E	22.33
C37	22.34	747.50	N68°11'33"E	22.34
C38	33.02	747.50	N66°04'14"E	33.02
C39	63.19	388.00	S9°27'14"E	63.12
C40	72.57	388.00	S0°34'12"W	72.46
C41	37.17	388.00	S8°40'23"W	37.16
C42	15.38	113.00	S85°45'11"E	15.37
C43	17.15	126.00	S85°45'11"E	17.13
C44	13.61	100.00	S85°45'11"E	13.60
C45	7.46	100.00	S87°30'49"E	7.46
C46	30.63	150.00	N13°28'14"E	30.57
C47	13.47	150.00	N5°02'56"E	13.46
C48	13.21	150.00	N0°02'48"W	13.21
C49	27.32	150.00	N7°47'19"W	27.28
C50	19.83	641.50	S81°39'06"W	19.83
C51	22.33	641.50	S83°32'05"W	22.33
C52	26.22	641.50	S85°42'11"W	26.22
C53	26.22	641.50	S88°02'42"W	26.22
C54	22.33	641.50	N89°47'12"W	22.33
C55	10.34	641.50	N88°19'38"W	10.34
C56	169.89	734.50	N86°27'49"E	169.51
C57	169.42	721.50	N86°22'48"E	169.03
C58	37.73	721.50	N81°09'04"E	37.72
C59	22.33	721.50	N83°32'09"E	22.33
C60	30.88	721.50	N85°38'55"E	30.87
C61	30.88	721.50	N88°06'02"E	30.87
C62	22.33	721.50	S89°47'12"E	22.33
C63	27.52	721.50	S87°48'26"E	27.52
C64	2.25	721.50	S86°48'13"E	2.25
C65	7.63	150.00	S17°51'45"W	7.63



ADDRESS TABLE	
LOT NO.	ADDRESS
301	55 E LAMOTTE PEAK LN
302	61 E LAMOTTE PEAK LN
303	69 E LAMOTTE PEAK LN
304	79 E LAMOTTE PEAK LN
305	87 E LAMOTTE PEAK LN
306	95 E LAMOTTE PEAK LN
307	121 E LAMOTTE PEAK LN
308	123 E LAMOTTE PEAK LN
309	129 E LAMOTTE PEAK LN
310	132 E LAMOTTE PEAK LN
311	128 E LAMOTTE PEAK LN
312	124 E LAMOTTE PEAK LN
313	122 E LAMOTTE PEAK LN
314	118 E LAMOTTE PEAK LN
315	103 E 1760 N
316	111 E 1760 N
317	115 E 1760 N
318	121 E 1760 N
319	125 E 1760 N
320	133 E 1760 N
320	1769 N 140 E
321	128 E 1760 N
322	122 E 1760 N
323	116 E 1760 N
324	112 E 1760 N
325	106 E 1760 N
326	98 E 1760 N

- NOTES:**
- ALL PRIVATE ROADS AND COMMON PARCELS INCLUDING PARCELS A & B ARE SUBJECT TO A BLANKET UTILITY EASEMENT DEDICATED TO HEBER CITY. HEBER CITY SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR UTILITIES ABOVE AND BELOW THE GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE DEDICATED EASEMENT IDENTIFIED ON THIS PLAT. OWNER AGREES IT WILL INDEMNIFY AND HOLD CITY HARMLESS TO ANY DAMAGES TO THE PROPERTY WITHIN THE DEDICATED EASEMENT RESULTING FROM MAINTENANCE AND REPAIR OPERATIONS OF ITS FACILITIES.
 - COMMON PARCELS A AND B ARE HEREBY DEDICATED TO THE COYOTE RIDGE HOME OWNERS ASSOCIATION.
 - COMMON PARCEL A IS SUBJECT TO A 20 FOOT WIDE SEWER EASEMENT, AND 25 FOOT TRAIL EASEMENT HEREBY GRANTED TO HEBER CITY.
 - A PERMANENT EASEMENT AND RIGHT-OF-WAY FOR THE PURPOSE OF HEBER CITY UTILITIES AND APPURTENANCES, TOGETHER WITH THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND REPLACE SAID FACILITIES, AND THE RIGHT OF INGRESS AND EGRESS AT ANY TIME FOR SUCH PURPOSES.
 - PROPERTY OWNER SHALL NOT INCREASE OR DECREASE, NOR PERMIT TO BE INCREASED OR DECREASED, THE GROUND ELEVATIONS IN SAID EASEMENT EXISTING AT THE TIME THIS DOCUMENT IS EXECUTED, NOR CONSTRUCT OR PERMIT TO BE CONSTRUCTED, ANY PERMANENT BUILDING, STRUCTURES, FENCES, LANDSCAPING (OTHER THAN GRASS), IMPROVEMENTS, OR OTHER ENCROACHMENTS IN SAID EASEMENT WITHOUT PRIOR WRITTEN PERMISSION FROM THE CITY. ANY IMPROVEMENTS NOT AUTHORIZED IN WRITING BY CITY WILL BE REMOVED AT PROPERTY OWNER'S EXPENSE. ANY FENCING ALLOWED AROUND OR THROUGH SAID EASEMENT SHALL INSTALL TWELVE (12) FOOT MINIMUM GATES AND KEEP EASEMENT AREA ACCESSIBLE TO CITY.
 - THE SUBDIVISION HOA/PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL TRAILS, IRRIGATION, LANDSCAPING, AND MAINTENANCE WITHIN THE EASEMENT.
 - 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 RIVET.
 - ALL COMMON PARCELS AND AREAS OUTSIDE OF THE BUILDING FOOTPRINTS FOR LOTS 301-326 ARE PUBLIC UTILITY EASEMENTS.

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LEGEND	
	SUBDIVISION BOUNDARY
	LOT LINE
	ROADWAY CENTERLINE
	SECTION LINE
	MONUMENT REQUIRED TO BE SET
	FOUND SECTION MONUMENT
	CALCULATED SECTION MONUMENT

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SHEET 2 OF 2

RECORDED # 514628
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF:
DATE: _____ TIME: _____ BOOK: 12916 PAGE: 369
FEE _____ WASATCH COUNTY RECORDER

DEVELOPER
IVORY DEVELOPMENT
978 WOODOAK LANE
SALT LAKE CITY, UT 84117
801-747-7000

2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

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