

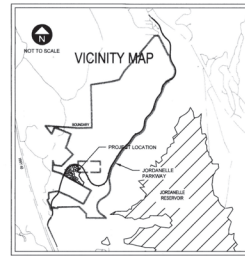
# SKYRIDGE SUBDIVISION ARIES

## PLAT 6

LOCATED IN THE WEST HALF AND THE SOUTHEAST QUARTER OF SECTION 13,  
TOWNSHIP 2 SOUTH, RANGE 4 EAST,  
SALT LAKE BASE AND MERIDIAN

Wasatch County, Utah

- LIEN HOLDER'S CONSENT**
- THERE IS A POTENTIAL FOR RADON GAS CONCENTRATIONS. IT IS RECOMMENDED THAT THE LOT OWNER TEST FOR ITS PRESENCE PRIOR TO CONSTRUCTION OF A RESIDENCE. SIMPLE MEASURES CAN BE TAKEN TO MITIGATE RADON GAS.
  - SUBDIVISION LOT CORNERS AND SUBDIVISION BOUNDARY CORNERS SHALL BE MARKED WITH A 5/8" X 24" REBAR WITH PLASTIC CAP.
  - JORDANVILLE SPECIAL SERVICE DISTRICT SHALL BE KNOWN AS JSDD.
  - DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SKYRIDGE MOUNTAIN COMMUNITY (CC&RS) ARE FILED CONCURRENTLY WITH THIS PLAT IN THE WASATCH COUNTY RECORDERS OFFICE.
  - ALL LOTS ARE SUBJECT TO THE SKYRIDGE ARCHITECTURAL GUIDELINES (CC&RS), SKYRIDGE MOUNTAIN COMMUNITY ASSOCIATION, INC. BYLAWS (DCA BYLAWS), AND DEVELOPMENT AGREEMENT OF SKYRIDGE, A SUBDIVISION IN WASATCH COUNTY, AND ALL OTHER DOCUMENTS OF RECORD.
  - ALL LOTS (ALSO KNOWN AS HOMESITES IN CC&RS) BENEFIT FROM AND ARE SUBJECT TO EASEMENTS AND OTHER INTERESTS AS DEFINED OR GRANTED IN THE CC&RS AND OTHER INSTRUMENTS OF RECORD.
  - ALL ROADS WITHIN SKYRIDGE ARE PRIVATE AND SHALL BE MAINTAINED BY THE SKYRIDGE MOUNTAIN COMMUNITY ASSOCIATION, INC. FROM.
  - WASATCH COUNTY HAS AN EASEMENT ON ALL PRIVATE ROADS AND OPEN SPACE AND TO ENFORCE THEIR STATED PURPOSES.
  - THE FINISHED GRADING AROUND EACH RESIDENCE SHALL PROVIDE POSITIVE DRAINAGE OF AT LEAST 6 INCHES IN THE FIRST 10 FEET FROM THE RESIDENCE AS WELL AS PROVIDING VEGETATED DRAINAGE SWALES FOR THE ROUTING OF RUNOFF FROM THE PRIVATE DRIVEWAYS TO PASS BETWEEN RESIDENCES.
  - 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 OPEN SPACE AREA (PUBLIC UTILITY EASEMENTS) IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DEEMED 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 REQUIRE THE LOT OWNERS TO REMOVE ALL STRUCTURES WITHIN THE PUBLIC UTILITY EASEMENTS AT THE LOT OWNERS EXPENSE OR THE PUBLIC UTILITY COMPANIES MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUBLIC UTILITY EASEMENTS OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUBLIC UTILITY EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PUBLIC UTILITY COMPANIES WITH FACILITIES IN THE OPEN SPACE AREA (PUBLIC UTILITY EASEMENTS).
  - SKYRIDGE MOUNTAIN COMMUNITY ASSOCIATION, INC. IS RESPONSIBLE FOR THE ENFORCEMENT OF THE CC&RS, SKYRIDGE ARCHITECTURAL GUIDELINES AND DCA BYLAWS.
  - IT IS RECOMMENDED THAT THE LOT OWNER OBTAIN A SITE SPECIFIC GEOTECHNICAL REPORT TO ADDRESS POTENTIAL GROUNDWATER AND SOIL CONDITIONS PRIOR TO FINAL FOOTING AND FOUNDATION DESIGN. GROUNDWATER MAY EXIST IN VARIOUS AREAS OF THE PROJECT AND AT CERTAIN TIMES OF THE YEAR.
  - DEVELOPABLE ENVELOPES ARE SHOWN ON THE STREETER LOTS TO DELINEATE AREAS OF THESE LOTS THAT ARE BULKABLE. ALL LOT OWNERS ARE REQUIRED TO HAVE THEIR LOT SURVEYED TO DETERMINE TOPOGRAPHY OF THE LOT FOR SUBMITTAL AS PART OF THE BUILDING PERMIT. THE SURVEY SHALL SHOW AREAS OF 25% OR GREATER TO BE PLACED IN AREAS OF SLOPES GREATER THAN 30%. NO BUILDINGS WILL BE ALLOWED ON AREAS OF THE LOT THAT HAVE AVERAGE SLOPES AS DEFINED BY CODES EXCEEDING 30%. IF A BUILDING IS TO BE PLACED ON AREAS GREATER THAN 25% A GEOTECHNICAL REPORT ON THESE AREAS SHALL BE SUBMITTED AS PART OF THE BUILDING PERMIT. RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT SHALL BE FOLLOWED IN THE ARCHITECTURAL AND SITE DRAWINGS.
  - THIS SUBDIVISION IS SUBJECT TO FIRE RESTRICTIONS. FIRE RITL, IF ANY UPON PRIOR APPROVAL BY THE ARCHITECTURAL REVIEW COMMITTEE (ARC), WILL BE THE LAW.
  - THIS SUBDIVISION IS A PART OF THE PARCEL OF GROUND SURVEYED BY ROUND VALLEY SURVEY AND FILED AT THE WASATCH COUNTY SURVEYORS OFFICE ON SEPTEMBER 26, 2017 AS SURVEY 8202.
  - TRAILS MAY BE CONSTRUCTED IN THE OPEN SPACE AND SHALL BE MAINTAINED, INCLUDING FLOWING, BY HOA (SKYRIDGE MOUNTAIN COMMUNITY ASSOCIATION, INC.) AND SHALL BE OPEN TO THE PUBLIC.
  - RECORDING OF THIS PLAT DOES NOT GUARANTEE A BUILDING PERMIT. THE SUBDIVISION ROADS MUST BE SUBSTANTIALLY COMPLETED IN THE COUNTY'S DISCRETION WHICH, WITHOUT LIMITATION, INCLUDES THE ROADS BEING PAVED AND SERVICES BROUGHT TO THE LOTS PRIOR TO A BUILDING PERMIT BEING ISSUED. BUILDING PERMITS SHALL BE ISSUED IN THE COUNTY'S SOLE DISCRETION.
  - TRAIL CONNECTIONS TO NEIGHBORING DEVELOPMENTS. OWNER ACKNOWLEDGES AND AGREES THAT THE TRAILS DESCRIBED ON THE OPEN SPACE PARCELS NOTED ON THIS PLAT ARE INTENDED TO CONNECT WITH TRAILS TO BE CONSTRUCTED IN THE FUTURE ON NEIGHBORING PARCELS. ACCORDINGLY, OWNER HEREBY DECLARES AN EASEMENT FOR ADDITIONAL TRAIL CONNECTIONS TO THE TRAILS NOTED HEREIN. OWNER SHALL NOT BE OBLIGATED TO CONSTRUCT ANY TRAILS NOT NOTED ON THIS PLAT, BUT SHALL COOPERATE WITH THE COUNTY AND ANY NEIGHBORING LANDOWNER SEEKING CONNECTIONS TO THE TRAILS NOTED HEREIN AND IN DECIDING ANY FUTURE CONNECTIONS TO THE COUNTY. OWNER MAY IN THE FUTURE PROVIDE AN AS BUILT TRAIL METES AND BOUNDS DESCRIPTION THAT MAY DIFFERENTIALLY VARY FROM THE TRAILS ON THIS PLAT. WITH APPROVAL OF THE PLANNING DIRECTOR, OWNER MAY DEDICATE THE AS BUILT TRAILS TO THE COUNTY, AND THAT DEED WILL SUPERSEDE THE APPLICABLE TRAILS SHOWN ON THIS PLAT.

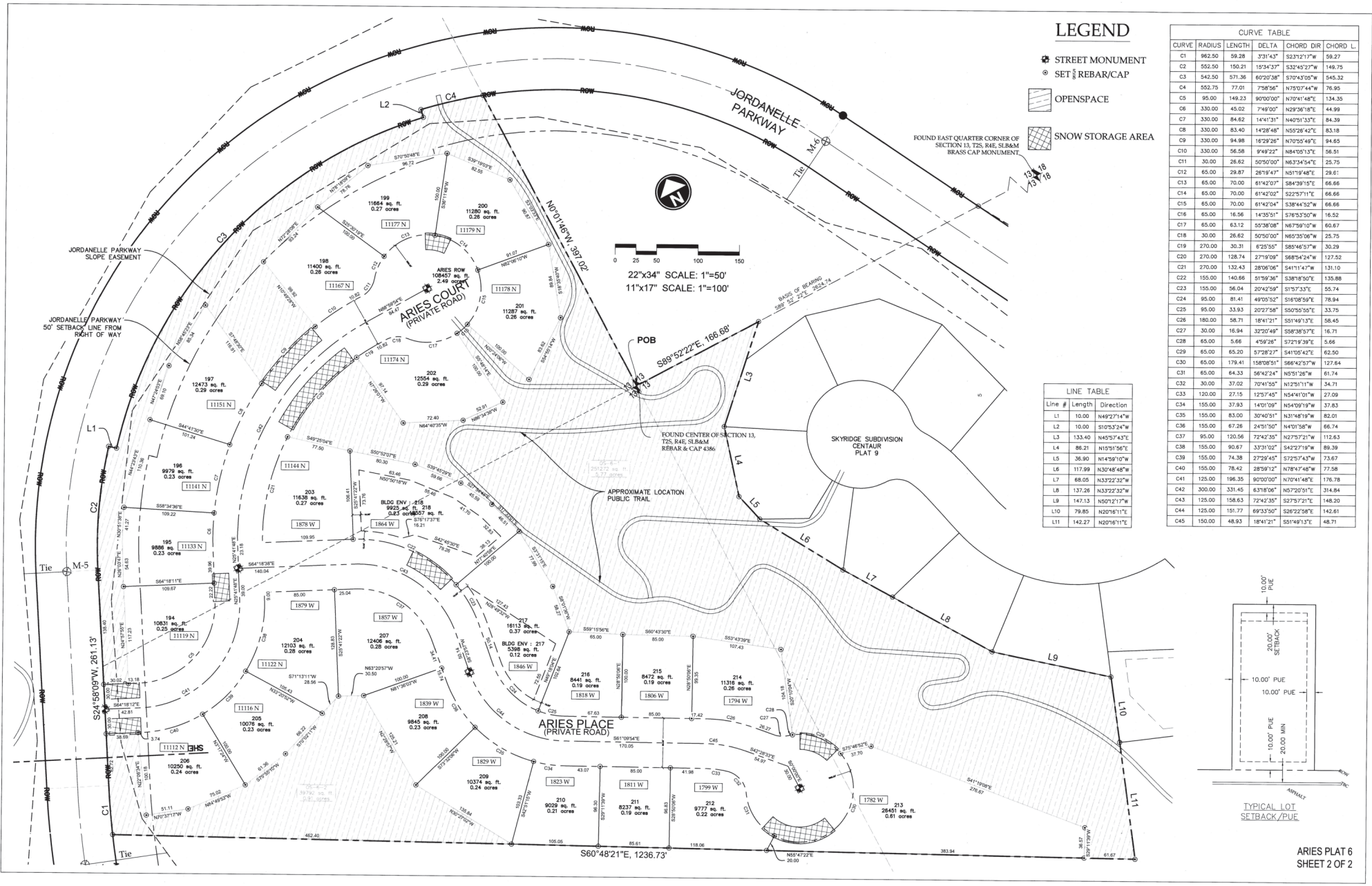


BOUNDARY DESCRIPTION
BEGINNING AT THE CENTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE ALONG THE QUARTER SECTION LINE, SOUTH 89°52'22" EAST 166.88 FEET TO A COMMON CORNER WITH SKYRIDGE SUBDIVISION CENTRA PLAT 9;
THENCE ALONG THE COMMON BOUNDARY WITH SKYRIDGE SUBDIVISION CENTRA PLAT 9 THE FOLLOWING NINE (9) COURSES, SOUTH 45°57'43" WEST 133.40 FEET, SOUTH 15°50'50" WEST 86.21 FEET, SOUTH 14°02'07" EAST 80.86 FEET, SOUTH 80°46'48" EAST 117.89 FEET, SOUTH 33°22'33" EAST 68.05 FEET, SOUTH 33°22'33" EAST 137.26 FEET, SOUTH 02°22'37" EAST 142.13 FEET, SOUTH 07°05'11" WEST 79.85 FEET, SOUTH 20°38'11" WEST 142.27 FEET;
THENCE NORTH 69°42'17" WEST 1.3623 FEET TO A POINT ON THE EASTERN RIGHT OF WAY LINE FOR JORDANVILLE PARKWAY AND A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 962.50 FEET;
THENCE CONTINUING ALONG SAID RIGHT OF WAY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°31'42", AN ARC DISTANCE OF 59.27 FEET (CHORD BEARS NORTH 27°12'18" EAST 59.26 FEET) TO A POINT OF NON-TANGENCY;
THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 24°58'02" EAST 265.17 FEET TO A POINT ON A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 551.89 FEET;
THENCE CONTINUING ALONG SAID RIGHT OF WAY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°52'27", AN ARC DISTANCE OF 156.17 FEET (CHORD BEARS NORTH 37°42'38" EAST 148.73 FEET) TO A POINT OF NON-TANGENCY;
THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 49°27'18" EAST 10.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 542.83 FEET;
THENCE CONTINUING ALONG SAID RIGHT OF WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 80°25", AN ARC DISTANCE OF 571.37 FEET (CHORD BEARS NORTH 70°42'54" EAST 545.34 FEET) TO A POINT OF NON-TANGENCY;
THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 10°52'24" EAST 10.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 524.88 FEET;
THENCE CONTINUING ALONG SAID RIGHT OF WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 7°58'56", AN ARC DISTANCE OF 77.00 FEET (CHORD BEARS SOUTH 17°06'24" EAST 76.93 FEET) TO A POINT OF NON-TANGENCY;
THENCE LEAVING SAID RIGHT OF WAY SOUTH 05°00'00" EAST 50.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINS 15.50 ACRES, MORE OR LESS.

WASATCH COUNTY ADMINISTRATIVE BODY THE COUNTY OF WASATCH APPROVES THIS SUBDIVISION AS SHOWN HEREIN, AND AS SET FORTH IN THE DEVELOPMENT AGREEMENT BETWEEN OWNER AND WASATCH COUNTY APPROVED THIS <u>14<sup>th</sup></u> DAY OF <u>March</u> , 2022.  <i>[Signature]</i> WASATCH COUNTY MANAGER	WASATCH COUNTY SOLID WASTE APPROVED THIS <u>16<sup>th</sup></u> DAY OF <u>FEBRUARY</u> , 2022.  <i>[Signature]</i> SOLID WASTE SUPERVISOR	WASATCH COUNTY FIRE CHIEF APPROVED THIS <u>16<sup>th</sup></u> DAY OF <u>FEB</u> , 2022.  <i>[Signature]</i> WASATCH COUNTY FIRE CHIEF	WASATCH COUNTY HEALTH DEPARTMENT APPROVED THIS <u>10<sup>th</sup></u> DAY OF <u>March</u> , 2022.  <i>[Signature]</i> DIRECTOR HEALTH DEPARTMENT	WASATCH COUNTY SHERIFFS OFFICE APPROVED THIS <u>11<sup>th</sup></u> DAY OF <u>FEB</u> , 2022.  <i>[Signature]</i> WASATCH COUNTY SHERIFF	WASATCH COUNTY PLANNING OFFICE APPROVED THIS <u>10<sup>th</sup></u> DAY OF <u>March</u> , 2022.  <i>[Signature]</i> DIRECTOR PLANNING & ZONING DEPARTMENT	WASATCH COUNTY JPSPA PLANNING COMMISSION APPROVED THIS <u>15<sup>th</sup></u> DAY OF <u>FEBRUARY</u> , 2022.  <i>[Signature]</i> CHAIRMAN, JPSPA PLANNING COMMISSION
WASATCH COUNTY ENGINEER DEPARTMENT APPROVED THIS <u>10<sup>th</sup></u> DAY OF <u>March</u> , 2022.  <i>[Signature]</i> ENGINEER DEPARTMENT	WASATCH COUNTY PUBLIC WORKS DEPARTMENT APPROVED THIS <u>11<sup>th</sup></u> DAY OF <u>FEB</u> , 2022.  <i>[Signature]</i> DIRECTOR PUBLIC WORKS DEPARTMENT	WASATCH COUNTY WATER BOARD APPROVED THIS <u>8<sup>th</sup></u> DAY OF <u>March</u> , 2022.  <i>[Signature]</i> WATER BOARD CHAIR	WASATCH COUNTY WATER SURVEYOR APPROVED THIS <u>15<sup>th</sup></u> DAY OF <u>FEBRUARY</u> , 2022.  <i>[Signature]</i> WASATCH COUNTY SURVEYOR	WASATCH COUNTY WEED BOARD APPROVED THIS <u>11<sup>th</sup></u> DAY OF <u>Feb</u> , 2022.  <i>[Signature]</i> WEED DEPARTMENT SUPERVISOR	WASATCH COUNTY RECORDER MARCY M MURRAY	

OWNER'S DEDICATION	SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS THAT I, TYLER T. ALDOUS, MANAGER OF THE OWNER OF THE PROPERTY DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, OPEN SPACE AND PRIVATE ROADS TO BE HEREAFTER KNOWN AS SKYRIDGE, A SUBDIVISION IN WASATCH COUNTY, DO HEREBY DEEDICATE AND CONVEY ALL PRIVATE ROADS, PUBLIC TRAILS AND OPEN SPACE TO THE OWNERS OF THE LOTS IN ALL PHASES OF SKYRIDGE, A SUBDIVISION IN WASATCH COUNTY, NOW PLATTED OR HEREAFTER PLATTED BY ALL OTHER ADDITIONAL PROPERTY OF SKYRIDGE, A SUBDIVISION IN WASATCH COUNTY. OWNER HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE PLAT AS PRIVATE ROADS AND PUBLIC TRAILS FOR THE CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES, AND DEDICATES TO THE PUBLIC ALL AREAS REFLECTED ON THE PLAT AS PUBLIC TRAILS TO THE COUNTY, AND THAT DEED WILL SUPERSEDE THE APPLICABLE TRAILS SHOWN ON THIS PLAT.	I, JACK J. JOHNSON DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 147581 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON OR BEFORE FINAL ACCEPTANCE OF ROADWAY CONSTRUCTION AND THE LOTS STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.  <i>[Signature]</i> JACK J. JOHNSON January 24, 2022 DATE
OWNER'S ACKNOWLEDGEMENT STATE OF <u>Utah</u> ) ) S.S. COUNTY OF <u>Summit</u> )  ON THE <u>21<sup>st</sup></u> DAY OF <u>January</u> , 2022, I, <u>Tyler T. Aldous</u> PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF <u>SUMMIT</u> IN SAID STATE OF <u>Utah</u> . THE SIGNER OF THE ABOVE OWNER'S DEDICATION DULY ACKNOWLEDGED TO ME THAT HE DID SIGN IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.  <i>[Signature]</i> M.A.E. MAIR COMMISION # 118131 NOTARY PUBLIC	DEVELOPER SKYRIDGE DEVELOPMENT, LLC 1960 SIDWINDER DRIVE, SUITE 205 PARK CITY, UT 84060 435-214-7450



**LEGEND**

- STREET MONUMENT
- ⊗ SET REBAR/CAP
- ▨ OPENSOURCE
- ▩ SNOW STORAGE AREA

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD DIR	CHORD L.
C1	962.50	58.28	3731'43"	S27°21'17"W	58.27
C2	552.50	150.21	1934'37"	S32°45'27"W	149.75
C3	542.50	571.36	6070'38"	S70°43'05"W	545.32
C4	542.75	771.01	7950'54"	N70°01'44"W	766.95
C5	85.00	148.23	9070'00"	N70°01'44"W	134.38
C6	330.00	45.02	7749'00"	N29°58'18"E	44.99
C7	330.00	84.62	1441'31"	N40°51'33"E	84.39
C8	330.00	83.40	1428'48"	N55°26'42"E	83.18
C9	330.00	94.98	1629'28"	N70°05'48"E	94.65
C10	330.00	56.58	9749'22"	N84°05'13"E	56.51
C11	30.00	28.62	5090'00"	N63°34'54"E	28.55
C12	65.00	29.87	2819'47"	N51°19'48"E	29.81
C13	65.00	70.00	6142'07"	S84°39'15"E	66.66
C14	65.00	70.00	6142'02"	S22°57'11"E	66.66
C15	65.00	70.00	6142'04"	S38°44'52"W	66.66
C16	65.00	16.56	1435'51"	S76°53'50"W	16.52
C17	65.00	63.12	5538'08"	N67°59'10"W	60.67
C18	30.00	26.62	5090'00"	N65°35'06"W	25.75
C19	270.00	30.31	6225'55"	S85°46'53"W	30.29
C20	270.00	128.74	2719'09"	S68°54'24"W	127.52
C21	270.00	132.43	2806'06"	S41°11'47"W	131.10
C22	155.00	140.66	5159'36"	S38°18'50"E	135.88
C23	155.00	56.04	2042'59"	S19°33'3"E	55.74
C24	95.00	81.41	4970'52"	S16°08'59"E	78.94
C25	95.00	33.93	2027'58"	S50°59'50"E	33.75
C26	180.00	58.71	1841'21"	S51°49'13"E	58.45
C27	30.00	16.94	3220'49"	S88°09'37"E	16.71
C28	65.00	5.65	4989'27"	S72°19'37"E	5.66
C29	65.00	65.20	3728'72"	S41°05'22"E	62.50
C30	65.00	178.41	1580'51"	S66°42'57"W	127.84
C31	65.00	64.33	5642'24"	N05°12'26"W	61.74
C32	30.00	37.02	7041'58"	N12°51'11"W	34.71
C33	120.00	27.15	1257'45"	N54°41'01"W	27.08
C34	155.00	37.93	1470'09"	N54°09'19"W	37.83
C35	155.00	83.00	3040'51"	N31°48'19"W	82.01
C36	155.00	67.26	2451'50"	N401'58"W	66.74
C37	155.00	120.56	7242'55"	N27°57'21"W	112.63
C38	155.00	90.67	3331'02"	S42°27'19"W	89.39
C39	155.00	74.38	2729'45"	S72°57'43"W	73.67
C40	155.00	78.22	2899'12"	N78°47'48"W	77.58
C41	125.00	196.35	8070'00"	N70°41'48"E	176.78
C42	300.00	331.45	6378'06"	N57°20'51"E	314.84
C43	125.00	158.63	7242'55"	S27°57'21"W	142.20
C44	125.00	151.77	6933'50"	S26°22'58"E	142.61
C45	150.00	48.93	1841'21"	S51°49'13"E	48.71

**LINE TABLE**

Line #	Length	Direction
L1	10.00	N49°27'14"W
L2	10.00	S10°53'24"W
L3	133.40	N45°57'43"E
L4	86.21	N10°51'56"E
L5	36.80	N14°50'10"W
L6	117.89	N30°48'48"W
L7	68.05	N33°22'32"W
L8	137.28	N37°22'32"W
L9	147.13	N50°12'17"W
L10	79.85	N20°16'11"E
L11	142.27	N20°16'11"E

