

# COYOTE RIDGE PHASE 1 AMENDMENT

AMENDING SUBDIVISION BOUNDARY, COMMON PARCEL A, AND CREATING PARCEL C

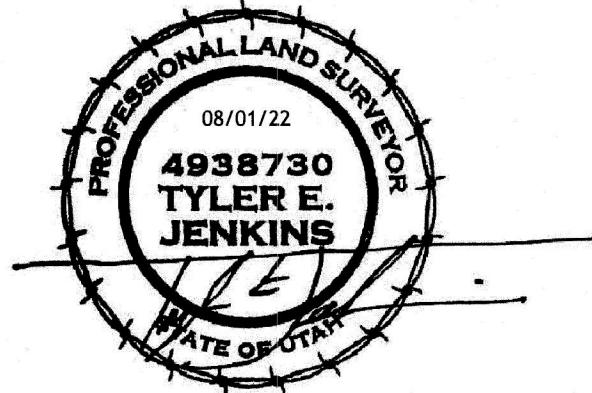
PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, HEBER CITY, WASATCH COUNTY, STATE OF UTAH

## 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 1 AMENDMENT AMENDING SUBDIVISION BOUNDARY, COMMON PARCEL A, AND CREATING PARCEL C

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

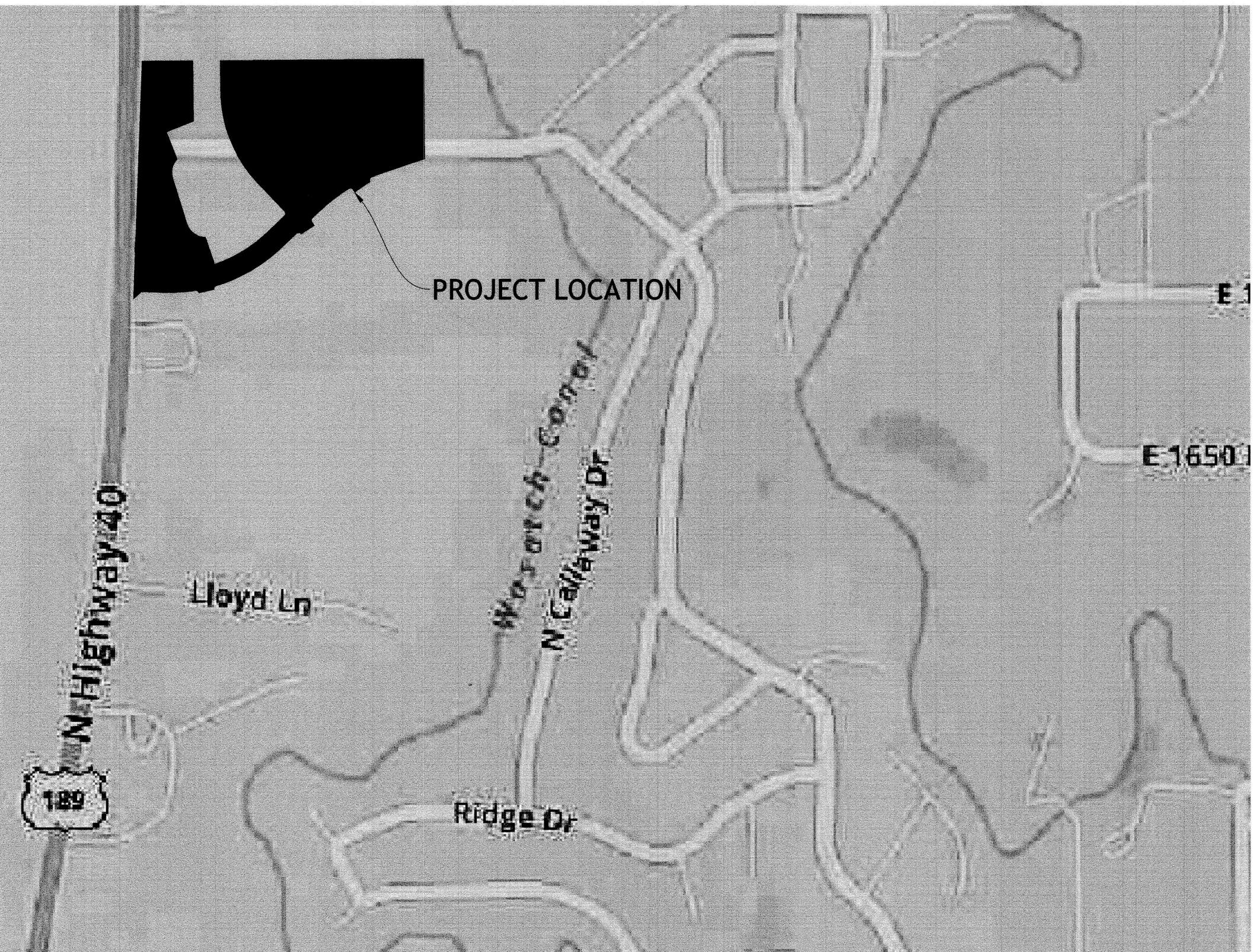


### BOUNDARY DESCRIPTION

THAT PORTION OF THE NORTHWEST 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 ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, SAID POINT BEING S00°24'55"E 1682.68 FEET ALONG THE EAST LINE AND BEING FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 29 S00°24'55"E 390.34 FEET; THENCE S71°32'26"W 169.93 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 658.50 FEET, A DISTANCE OF 50.56 FEET, A CHORD DIRECTION OF S69°21'27"W AND A CHORD DISTANCE OF 50.55 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 12.00 FEET, A DISTANCE OF 21.28 FEET, A CHORD DIRECTION OF S16°21'56"W AND A CHORD DISTANCE OF 18.60 FEET; THENCE S55°34'25"W 72.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 935.00 FEET, A DISTANCE OF 12.45 FEET, A CHORD DIRECTION OF N34°48'28"W AND A CHORD DISTANCE OF 12.45 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 12.00 FEET, A DISTANCE OF 18.06 FEET, A CHORD DIRECTION OF N78°18'43"W AND A CHORD DISTANCE OF 16.41 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 658.50 FEET, A DISTANCE OF 140.70 FEET, A CHORD DIRECTION OF S52°26'38"W AND A CHORD DISTANCE OF 140.43 FEET; THENCE S46°19'23"W 41.80 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 12.00 FEET, A DISTANCE OF 16.88 FEET, A CHORD DIRECTION OF S06°01'25"W AND A CHORD DISTANCE OF 15.52 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 732.00 FEET, A DISTANCE OF 15.87 FEET, A CHORD DIRECTION OF S33°39'15"E AND A CHORD DISTANCE OF 15.87 FEET; THENCE S56°58'01"W 62.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 12.00 FEET, A DISTANCE OF 12.00 FEET, A DISTANCE OF 21.08 FEET, A CHORD DIRECTION OF N83°21'18"W AND A CHORD DISTANCE OF 18.47 FEET; THENCE S46°19'23"W 77.74 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 641.50 FEET, A DISTANCE OF 301.15 FEET, A CHORD DIRECTION OF S59°46'18"W AND A CHORD DISTANCE OF 298.40 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 12.00 FEET, A DISTANCE OF 18.06 FEET, A CHORD DIRECTION OF S30°06'25"W AND A CHORD DISTANCE OF 16.40 FEET; THENCE S76°59'36"W 62.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 12.00 FEET, A DISTANCE OF 18.06 FEET, A CHORD DIRECTION OF N56°07'13"W AND A CHORD DISTANCE OF 16.40 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 641.50 FEET, A DISTANCE OF 127.29 FEET, A CHORD DIRECTION OF S86°27'01"W AND A CHORD DISTANCE OF 127.08 FEET; THENCE N87°51'55"W 82.25 FEET; THENCE S47°08'55"W 42.43 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF HIGHWAY 40; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 5 CALLS: 1. N02°08'05"E 183.30 FEET 2. S87°42'38"E 40.00 FEET 3. N02°08'05"E 40.00 FEET 4. N87°42'16"W 40.00 FEET 5. N02°08'05"E 706.75 FEET; THENCE N89°32'18"E 197.62 FEET; S00°27'42"E 236.38 FEET; THENCE S68°22'30"W 114.29 FEET; THENCE S21°37'30"E 113.55 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 76.00 FEET, A DISTANCE OF 79.35 FEET, A CHORD DIRECTION OF S12°42'14"W AND A CHORD DISTANCE OF 75.80 FEET; THENCE S17°12'31"E 185.09 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 76.00 FEET, A DISTANCE OF 96.64 FEET, A CHORD DIRECTION OF S53°38'07"E AND A CHORD DISTANCE OF 90.26 FEET; THENCE S18°40'21"E 110.76 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 558.50 FEET, A DISTANCE OF 243.74 FEET, A CHORD DIRECTION OF N58°49'11"E AND A CHORD DISTANCE OF 241.84 FEET; THENCE N46°19'23"E 91.90 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 12.00 FEET, A DISTANCE OF 18.59 FEET, A CHORD DIRECTION OF N01°57'11"E AND A CHORD DISTANCE OF 16.78 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 673.00 FEET, A DISTANCE OF 14.80 FEET, A CHORD DIRECTION OF N43°40'37"W 137.23 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 527.00 FEET, A DISTANCE OF 397.49 FEET, A CHORD DIRECTION OF N22°04'10"W AND A CHORD DISTANCE OF 388.14 FEET; THENCE N00°27'42"W 118.93 FEET; THENCE N89°32'18"E 796.39 FEET TO THE POINT OF BEGINNING

CONTAINS 13.91 ACRES IN AREA



VICINITY MAP  
NOT TO SCALE

### OWNER'S DEDICATION

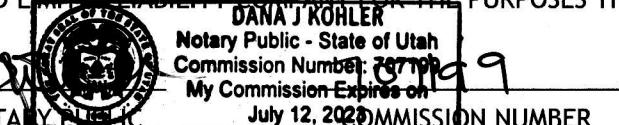
I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

## COYOTE RIDGE PHASE 1 AMENDMENT AMENDING SUBDIVISION BOUNDARY, COMMON PARCEL A, AND CREATING PARCEL C

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: RYAN TESCH  
TITLE: MANAGER OF IVORY HOMES, LTD

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT  
ON THE 8<sup>th</sup> DAY OF August, 2022, RYAN TESCH PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF IVORY HOMES, LTD, 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.

  
Notary Public - State of Utah  
Commission Number: 07849  
My Commission Expires on July 12, 2023  
Notary Public  
Signature

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES July 12, 2023

## COYOTE RIDGE PHASE 1 AMENDMENT AMENDING SUBDIVISION BOUNDARY, COMMON PARCEL A, AND CREATING PARCEL C

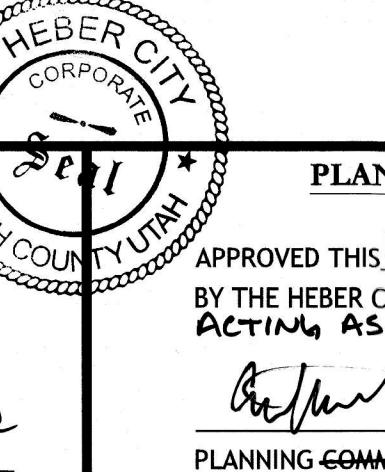
PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, HEBER CITY, WASATCH COUNTY, STATE OF UTAH

### SHEET 1 OF 2



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 Read 8/25/2022  
HEBER CITY ENGINEER DATE

HEBER CITY APPROVAL  
I HEREBY ATTEST: Jimmie W. Weller  
CITY RECORDER ATTEST: Jimmie Weller  
MAYOR: Jimmie Weller  
HEBER CITY APPROVAL DATE



PLANNING COMMISSION- DIRECTOR  
PRESENTED TO HEBER CITY THIS 12<sup>th</sup> DAY OF August, 2022  
APPROVED THIS 12<sup>th</sup> DAY OF August, 2022  
BY THE HEBER CITY PLANNING COMMISSION DIRECTOR,  
ACTING AS LAND USE AUTHORITY.  
John M. Weller  
PLANNING COMMISSION- CHAIR DIRECTOR

COUNTY SURVEYOR  
APPROVED THIS 12<sup>th</sup> DAY OF August, 2022  
ROS 3456  
Jesse C. Koenig  
WASATCH COUNTY SURVEYOR

DEVELOPER  
NORTH VILLAGE SPECIAL SERVICE DISTRICT  
6135 East Lake Creek Road  
P O Box 519  
Heber City, UT 84032

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

RECORDED # 524583  
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST  
OF: NORTH VILLAGE SPECIAL SERVICE DISTRICT  
DATE: Sept. 9, 2022 TIME: 12:52:03 BOOK: 1422 PAGE: 0116-17  
\$150.00  
MALLY M MURRAY  
WASATCH COUNTY RECORDER  
FEE



**SCALE: 1" = 60'**

A horizontal scale bar with tick marks at 30, 60, 120, and 180.

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	50.56	658.50	S69°21'27"W	50.55
C2	21.28	12.00	S16°21'56"W	18.60
C3	12.45	935.00	N34°48'28"W	12.45
C4	18.06	12.00	N78°18'43"W	16.41
C5	140.70	658.50	S52°26'38"W	140.43
C6	16.88	12.00	S6°01'25"W	15.52
C7	15.87	732.00	S33°39'15"E	15.87
C8	21.08	12.00	N83°21'18"W	18.47
C9	301.15	641.50	S59°46'18"W	298.40
C10	18.06	12.00	S30°06'25"W	16.40
C11	18.06	12.00	N56°07'13"W	16.40
C12	127.29	641.50	S86°27'01"W	127.08
C13	79.35	76.00	S12°42'14"W	75.80
C14	96.64	76.00	S53°38'07"E	90.26
C15	243.74	558.50	N58°49'31"E	241.81
C16	18.59	12.00	N1°57'11"E	16.78
C17	14.80	673.00	N43°02'49"W	14.80
C18	397.49	527.00	N22°04'10"W	388.14
C19	158.56	600.00	N84°33'50"E	158.10
C20	321.18	600.00	N61°39'29"E	317.36
C21	479.74	600.00	S69°13'44"W	467.06
C22	446.56	558.50	N69°13'44"E	434.76
C24	308.29	700.00	S58°56'24"W	305.81
C25	193.03	700.00	S54°13'21"W	192.41
C26	115.27	700.00	S66°50'23"W	115.14
C27	130.23	701.00	N38°21'18"W	130.04
C28	62.08	701.00	N35°34'13"W	62.06
C29	54.39	701.00	N40°19'49"W	54.38
C30	13.75	701.00	N43°06'54"W	13.75
C31	376.37	499.00	N22°04'10"W	367.51
C32	359.30	499.00	S23°02'58"E	351.59
C33	17.07	499.00	S1°26'30"E	17.07
C34	62.14	971.00	N36°15'35"W	62.13
C35	156.77	971.00	N39°03'06"W	156.60
C36	64.16	971.00	N39°59'10"W	64.15
C37	30.47	971.00	N42°46'41"W	30.47
C38	172.72	229.00	N22°04'10"W	168.66
C39	155.64	229.00	S24°12'24"E	152.66
C40	17.09	229.00	S2°35'57"E	17.08

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C41	18.85	12.00	S45° 27'42"E	16.97
C42	18.85	12.00	N44° 32'18"E	16.97
C43	18.85	12.00	S45° 27'42"E	16.97
C44	8.00	15.00	N74° 15'33"E	7.91
C45	9.69	57.00	N63° 50'51"E	9.67
C46	51.43	57.00	S85° 26'05"E	49.71
C47	44.49	57.00	S37° 13'31"E	43.37
C48	44.49	57.00	S7° 29'36"W	43.37
C49	44.49	57.00	S52° 12'43"W	43.37
C50	44.49	57.00	N83° 04'10"W	43.37
C51	40.57	57.00	N40° 19'17"W	39.72
C52	18.46	15.00	N55° 11'50"W	17.32
C53	22.70	12.00	S35° 20'56"W	19.46
C54	83.66	193.00	S31° 15'32"E	83.01
C55	31.60	1007.00	N42° 46'41"W	31.60
C56	22.15	1007.00	N41° 14'56"W	22.15
C57	53.75	1007.00	S42° 08'52"E	53.75
C58	15.57	12.00	S77° 47'29"E	14.50
C59	84.39	741.50	N68° 17'48"E	84.35
C60	16.36	12.00	N51° 24'23"W	15.12
C61	49.49	265.00	N17° 42'04"W	49.42
C62	63.74	265.00	N29° 56'30"W	63.59
C63	31.66	265.00	N40° 15'17"W	31.64
C64	20.82	12.00	N7° 50'13"E	18.31
C65	89.08	741.50	N54° 06'40"E	89.03
C66	56.25	741.50	N48° 29'46"E	56.24
C67	19.08	12.00	S88° 06'54"E	17.14
C68	14.30	729.00	S43° 06'54"E	14.30
C69	52.21	471.00	S40° 30'06"E	52.18
C70	81.47	459.00	S32° 22'18"E	81.36
C71	81.47	459.00	S22° 27'44"E	81.36
C72	81.41	471.00	S12° 33'21"E	81.31
C73	20.35	12.00	S40° 58'02"W	17.99
C75	202.82	558.50	S81° 43'52"W	201.71
C76	1.73	76.00	S41° 57'52"W	1.73
C77	15.04	76.00	S35° 38'41"W	15.01
C78	62.59	76.00	S6° 23'03"W	60.84

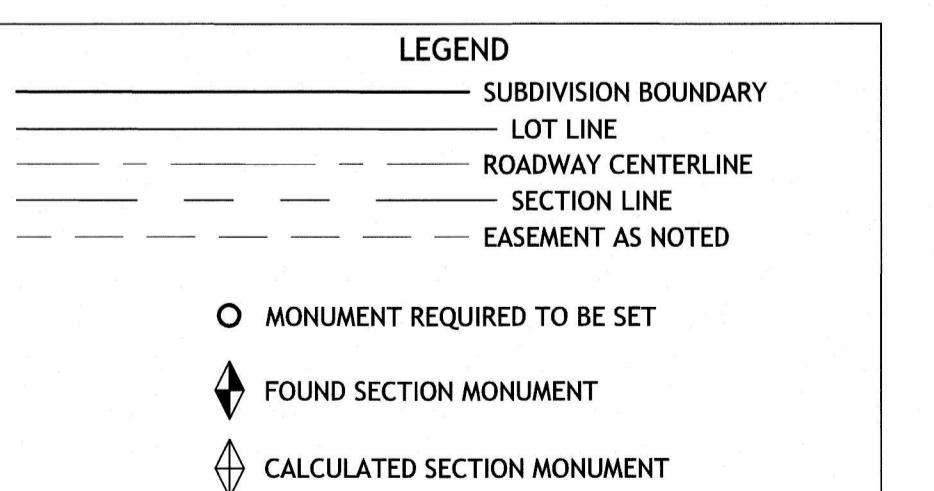
# COYOTE RIDGE PHASE 1 AMENDMENT

## AMENDING SUBDIVISION BOUNDARY, COMMON ~~PARCEL A~~, AND CREATING PARCEL C

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



LINE TABLE		
LINE	LENGTH	BEARING
L1	70.24	N56° 40'54"W
L2	80.49	S56° 40'54"E
L3	31.68	S87° 51'55"E
L4	45.25	S02° 08'05"W
L5	48.63	N88° 01'11"W
L6	38.17	N01° 58'09"E



**COYOTE RIDGE PHASE 1 AMENDMENT  
AMENDING SUBDIVISION BOUNDARY,  
COMMON PARCEL A, AND CREATING  
AREA PARCEL C.**

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

SHEET 2 OF 2

**DEVELOPER**



The logo for EDM Partners LLC is centered on a white background. It features the letters "EDM" in a large, bold, serif font, with "Partners LLC" in a smaller, bold, sans-serif font below it. The entire logo is enclosed within a thick, black, oval border.

RECORDED # 524583  
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST  
OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: 1422 PAGE: 1417  
FEE \_\_\_\_\_  
WASATCH COUNTY RECORDER