

THE SPRINGS AT COYOTE RIDGE PHASE 4

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

FOUND WEST QUARTER
SECTION 29,
TOWNSHIP 3 SOUTH,
RANGE 5 EAST

(BASIS OF BEARING)
S89°51'50"E 2035.39'
620.06'

FOUND NORTH QUARTER
SECTION 29,
TOWNSHIP 3 SOUTH,
RANGE 5 EAST

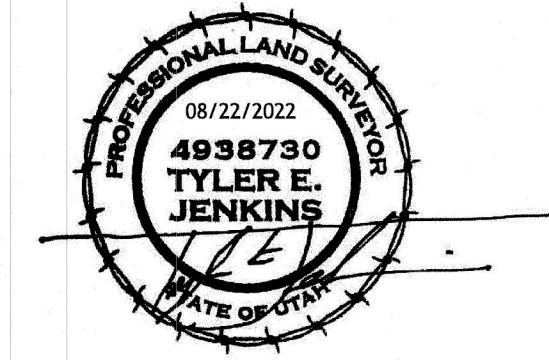
CALCULATED
CENTER QUARTER CORNER
SECTION 29,
TOWNSHIP 3 SOUTH,
RANGE 5 EAST

CALCULATED EAST
QUARTER
SECTION 29,
TOWNSHIP 3 SOUTH,
RANGE 5 EAST

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 4

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



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 ON THE SOUTHERLY BOUNDARY LINE OF THE SPRINGS AT COYOTE RIDGE PHASE 1 SUBDIVISION RECORDED AS ENTRY NUMBER 512745 IN THE WASATCH COUNTY RECORDER'S OFFICE, SAID POINT BEING S89°51'50"E 2035.39 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29 AND 500'00"00"E 372.33 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 500'00"00"E 442.52 FEET; THENCE S88°26'20"W 271.97 FEET; THENCE S87°35'14"W 300.43 FEET TO THE EASTERLY RIGHT OF WAY LINE OF US-40; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 6950.49 FEET, A DISTANCE OF 60.80 FEET, A CHORD DIRECTION OF N05°53'42"E AND A CHORD DISTANCE OF 60.80 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE N87°23'36"E 383.18 FEET; THENCE N00°00'00"E 347.86 FEET; THENCE S81°49'00"W 59.77 FEET TO SAID SPRINGS AT COYOTE RIDGE PHASE 1; THENCE ALONG SAID SPRINGS AT COYOTE RIDGE PHASE 1 THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: 1) N00°20'54"E 56.30 FEET, 2) S89°39'06"E 110.96 FEET, 3) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 23.00 FEET, A DISTANCE OF 35.99 FEET, A CHORD DIRECTION OF S44°49'33"E AND A CHORD DISTANCE OF 32.43 FEET, 4) S86°19'37"E 26.05 FEET, 5) ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 23.00 FEET, A DISTANCE OF 38.05 FEET, A CHORD DIRECTION OF N47°23'22"E AND A CHORD DISTANCE OF 33.85 FEET, 6) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 435.00 FEET, A DISTANCE OF 50.40 FEET, A CHORD DIRECTION OF S81°54'06"E AND A CHORD DISTANCE OF 50.37 FEET, AND 7) S78°34'56"E 7.36 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.50 ACRES IN AREA, 29 LOTS AND 3 PARCELS

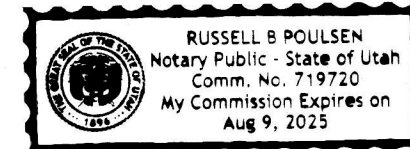
OWNER'S DEDICATION

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 4

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
THE SPRINGS AT COYOTE RIDGE, LLC



LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

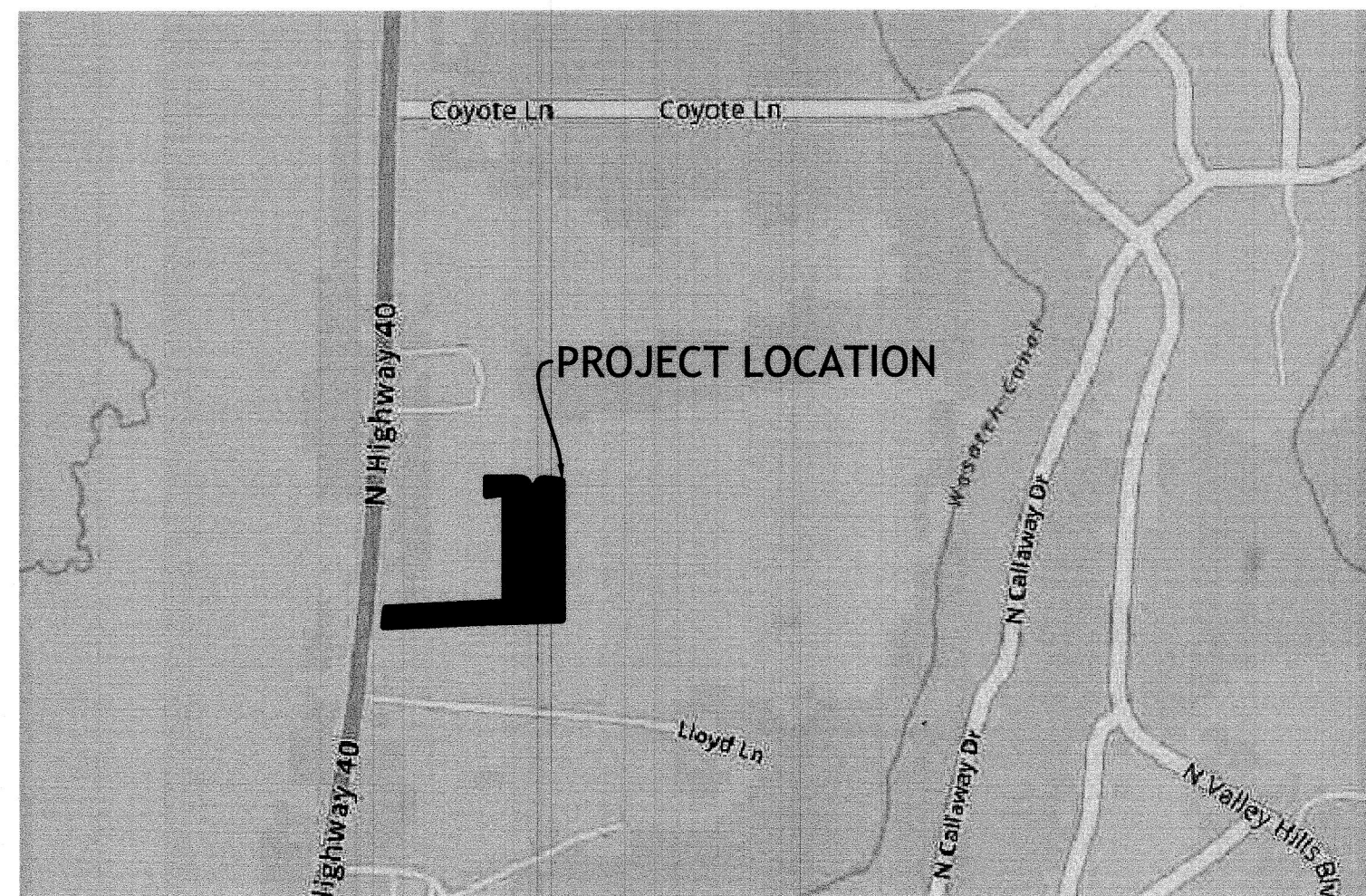
ON THE 25th DAY OF AUG, 2022, STEVE BROADBENT PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT WASATCH BACK HOLDINGS, LLC AND SPRINGS INVESTOR 1, LLC, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

Russ Poulsen 719720
NOTARY PUBLIC COMMISSION NUMBER SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES Aug 9, 2025

THE SPRINGS AT COYOTE RIDGE PHASE 4
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

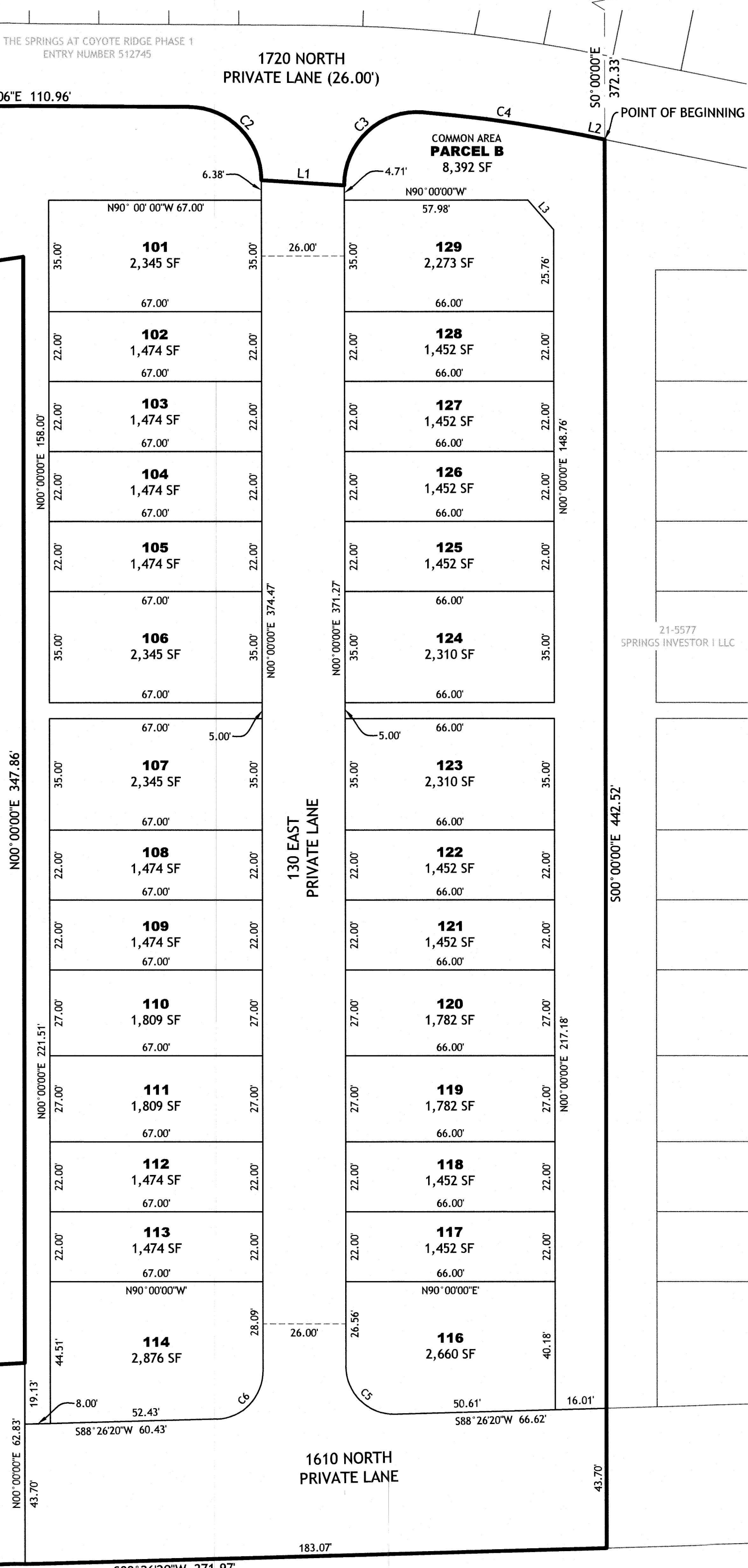


VICINITY MAP
NOT TO SCALE

LINE	LENGTH	BEARING
L1	26.05	S86°19'37"E
L2	7.36	S78°34'56"E
L3	12.24	N40°58'24"W

CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	60.80	6950.49	N5°53'42"E	60.80
C2	35.99	23.00	S44°49'33"E	32.43
C3	38.05	23.00	N47°23'22"E	33.85
C4	50.40	435.00	S81°54'06"E	50.37
C5	23.97	15.00	S45°46'50"E	21.50
C6	23.15	15.00	N44°13'10"E	20.92
C7	15.57	5733.77	N5°58'19"E	15.57
C8	45.54	5733.77	N5°40'00"E	45.54
C9	61.12	5733.77	N5°44'40"E	61.12
C10	20.97	6950.49	N6°03'33"E	20.97
C11	39.83	6303.86	N5°48'31"E	39.83

LOT NO.	ADDRESS	AREA (SF)
101	1711 N 130 E	2,345
102	1703 N 130 E	1,474
103	1697 N 130 E	1,474
104	1689 N 130 E	1,474
105	1683 N 130 E	1,474
106	1675 N 130 E	2,345
107	1665 N 130 E	1,474
108	1655 N 130 E	1,474
109	1649 N 130 E	1,474
110	1641 N 130 E	1,474
111	1633 N 130 E	1,474
112	1627 N 130 E	1,474
113	1621 N 130 E	1,474
114	1611 N 130 E	1,474
115	1615 N GILBERT PEAK RD	13,586
116	1614 N 130 E	1,809
117	1618 N 130 E	1,809
118	1626 N 130 E	1,809
119	1634 N 130 E	1,809
120	1642 N 130 E	1,809
121	1648 N 130 E	1,809
122	1654 N 130 E	1,809
123	1662 N 130 E	1,809
124	1678 N 130 E	1,474
125	1684 N 130 E	1,474
126	1692 N 130 E	1,474
127	1698 N 130 E	1,474
128	1704 N 130 E	1,474
129	1714 N 130 E	2,876



NARRATIVE:

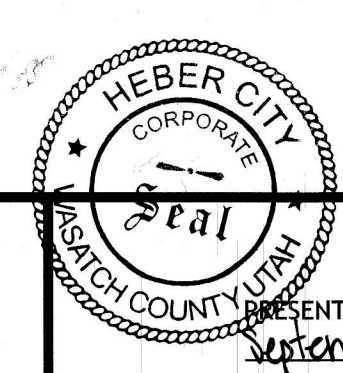
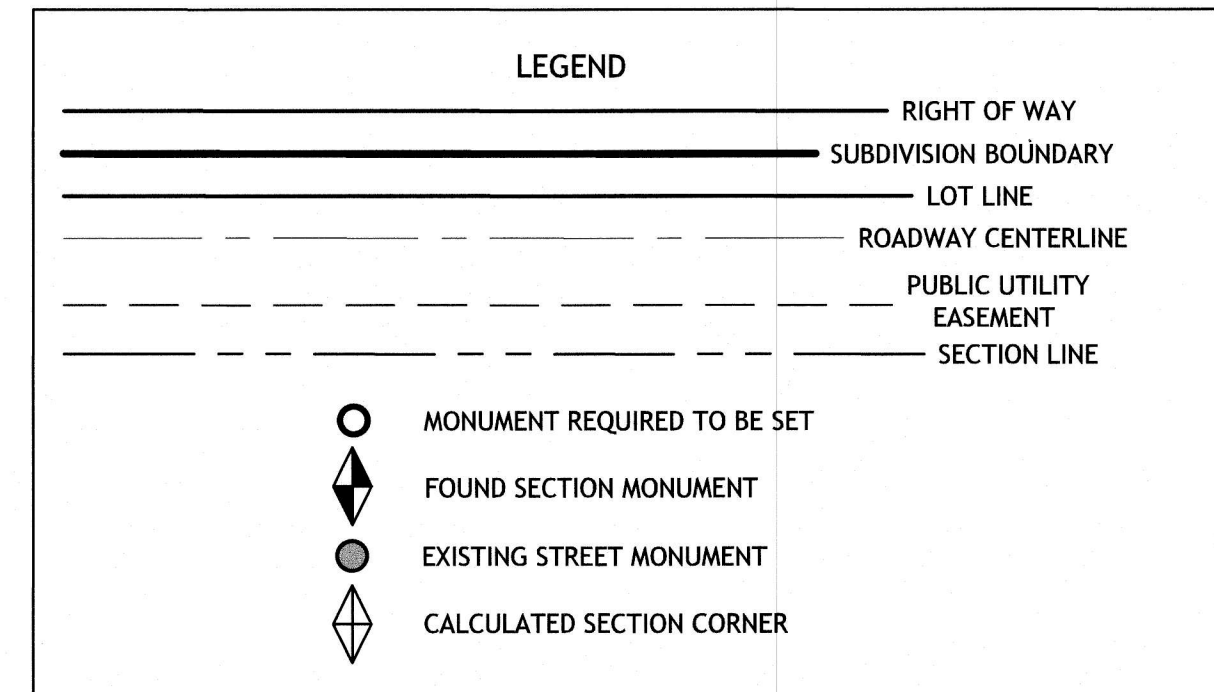
THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF WASATCH BACK HOLDINGS FOR THE PURPOSE OF SUBDIVIDING A PORTION OF WASATCH COUNTY ASSESSOR PARCEL NUMBER 21-5577 INTO LOTS, PARCELS, AND STREETS AS SHOWN HEREON.

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, SLBMM.

NOTES:

- ALL PRIVATE ROADS, PARCELS AND AREAS OUTSIDE OF BUILDING FOOTPRINT ARE ALSO PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- ALL COMMON AREAS WITHIN THE TOWN HOME AREA, LOT 115, INDIVIDUAL LOT LANDSCAPING AND COMMON AREA PARCEL "C" IS TO BE IRRIGATED BY A COMMUNITY WIDE SYSTEM THAT WILL BE MAINTAINED BY THE THE SPRINGS AT COYOTE RIDGE, LLC UNTIL THE SALE OF A TOWNHOME IS EXECUTED PER DOCUMENT RECORDED IN BOOK 1391 AT PAGE 84-165 AS ENTRY NUMBER 512748 IN THE OFFICE OF THE WASATCH COUNTY RECORDER.
- COMMON AREAS LABELED PARCELS "A", "B" AND "C" ARE TO BE MAINTAINED BY THE SPRINGS AT COYOTE RIDGE, LLC UNTIL THE SALE OF A TOWNHOME IS EXECUTED PER DOCUMENT RECORDED IN BOOK 1391 AT PAGE 84-165 AS ENTRY NUMBER 512748 IN THE OFFICE OF THE WASATCH COUNTY RECORDER. ACCESS IS ALLOWED FROM LOT 115 ACROSS PARCEL "C".
- 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.
- LOT 115 AND PARCEL "C" ARE SUBJECT TO A SEWER, DRAINAGE AND TRAIL PERMANENT EASEMENT AND ARE HEREBY GRANTED TO HEBER CITY WITH 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 OWNERS EXPENSE. ANY FENCING ALLOWED AROUND OR THROUGH SAID EASEMENT SHALL INSTALL TWELVE (12) FOOT MINIMUM GATES AND KEEP EASEMENT AREA ACCESSIBLE TO CITY.
- THE SPRINGS AT COYOTE RIDGE, LLC SHALL BE RESPONSIBLE FOR ALL TRAILS, IRRIGATION, LANDSCAPING AND MAINTENANCE WITHIN THE EASEMENT UNTIL THE SALE OF A TOWNHOME IS EXECUTED PER DOCUMENT RECORDED IN BOOK 1391 AT PAGE 84-165 AS ENTRY NUMBER 512748 IN THE OFFICE OF THE WASATCH COUNTY RECORDER.



HEBER CITY ENGINEER
APPROVED THIS 28th DAY OF SEPTEMBER, 2022.
Russell B. Funk
HEBER CITY ENGINEER DATE

HEBER CITY APPROVAL
PRESENTED TO HEBER CITY THIS 19th DAY OF SEPTEMBER, 2022 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
CITY RECORDER ATTEST: *Shirley W. Locke*
MAYOR: *Gaila Frutkin*

PLANNING COMMISSION
APPROVED THIS 19th DAY OF JULY, 2022.
BY THE HEBER CITY PLANNING COMMISSION.
PLANNING COMMISSION CHAIR

COUNTY SURVEYOR
APPROVED THIS 26th DAY OF AUGUST, 2022.
Rob 3672
Ina C. Keenan
WASATCH COUNTY SURVEYOR

DEVELOPER
WASATCH BACK HOLDINGS
SPRINGS INVESTOR 1, LLC
THE SPRINGS AT COYOTE RIDGE, LLC
7585 SOUTH UNION PARK AVE., SUITE 200
MIDVALE, UT 84047



RECORDED # 525418
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF: THE SPRINGS AT COYOTE RIDGE LLC
DATE: 04/29/22 TIME: 10:51 AM BOOK: 1425 PAGE: 0064
FEE: \$ 106.00
MARLY M MURRAY
WASATCH COUNTY RECORDER

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