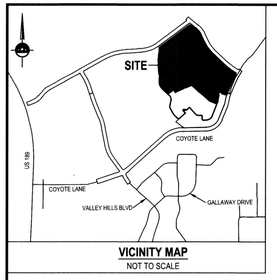
JORDANELLE RIDGE VILLAGE 2
POD 20 PHASE 3

**LOCATED IN THE NORTHEAST QUARTER OF SECTION 29,
AND THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH**



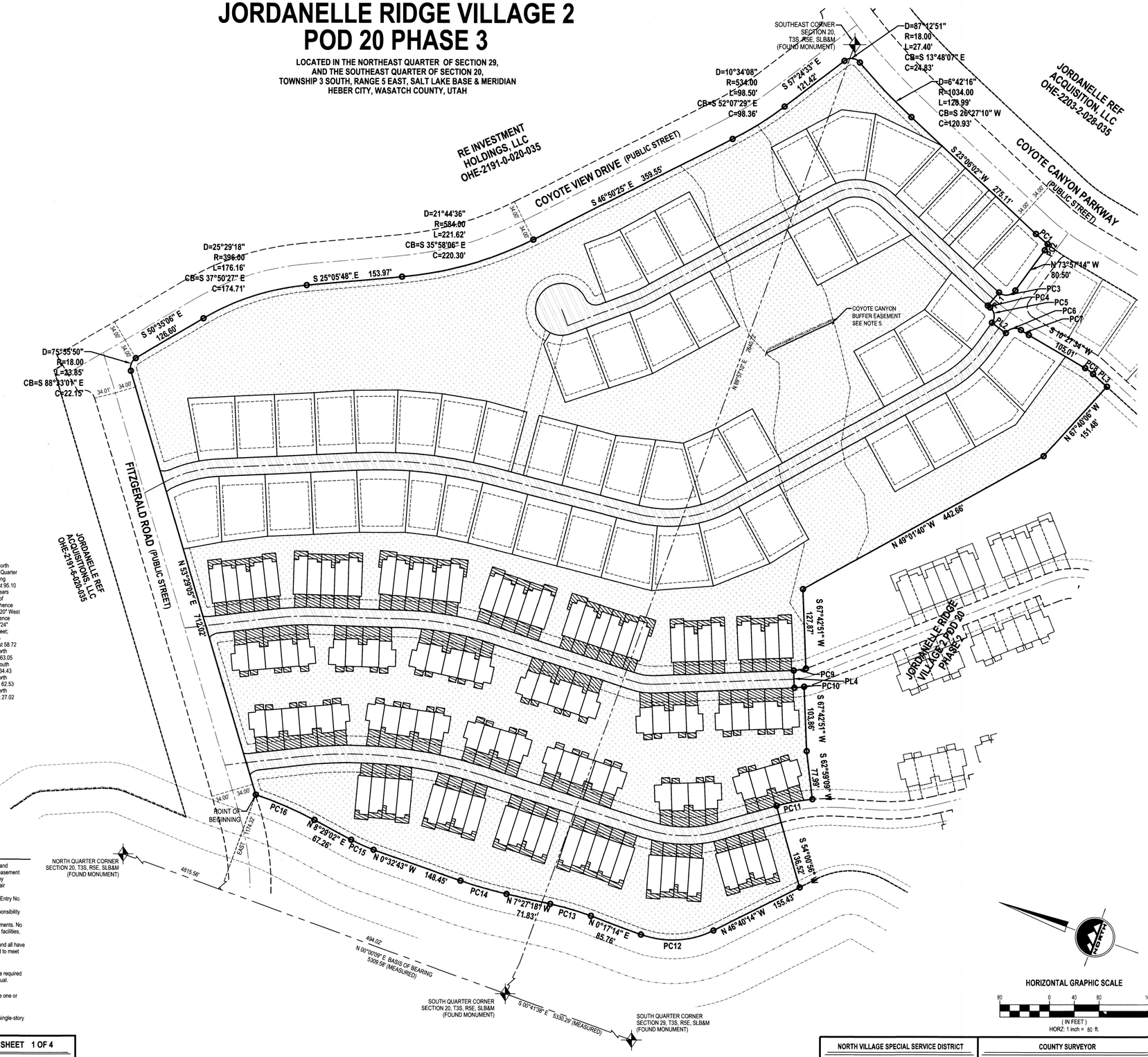
VICINITY MAP
NOT TO SCALE

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." ALL LOT CORNERS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PU&DE — PUBLIC UTILITY AND DRAINAGE EASEMENT
- H.O.A. OPEN SPACE, MAINTAINED BY H.O.A. TOTAL AREA = 565,081 SQ.FT.
- H.O.A. LIMITED COMMON, MAINTAINED BY OWNER. TOTAL AREA = 0 SQ.FT.
- H.O.A. PRIVATE STREETS, PARKING, PUBLIC UTILITY EASEMENT, NO CITY MAINTENANCE. HEBER CITY AND NORTH VILLAGE SPECIAL SERVICE DISTRICT UTILITY EASEMENT. TOTAL AREA = 119,482 SQ.FT.

COYOTE CANYON BUFFER EASEMENT

Beginning at a point on the Westerly Right-of-Way Line of Coyote View Drive, said point being North 00°00'09" East 199.75 feet along the quarter section line and East 2,361.30 feet from the South Quarter Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running thence along said Westerly Right-of-Way line following two (2) courses: (1) South 46°50'25" East 95.10 feet; (2) Southeasterly 45.86 feet along the arc of a 534.00 foot radius curve to the left (center bears North 43°09'35" East and the chord bears South 49°18'02" East 45.85 feet with a central angle of 04°55'14"); thence South 33°02'46" West 35.47 feet; thence South 63°27'15" West 78.14 feet; thence South 44°03'11" West 62.55 feet; thence North 48°32'40" West 11.29 feet; thence South 41°27'20" West 103.19 feet; thence South 48°32'40" East 6.17 feet; thence South 45°01'25" West 19.58 feet; thence South 54°11'07" West 77.57 feet; thence South 56°19'56" West 77.44 feet; thence South 79°07'24" West 91.12 feet; thence South 59°03'27" West 34.47 feet; thence South 37°35'31" West 56.79 feet; thence South 63°27'15" West 61.24 feet; thence North 85°36'18" West 45.38 feet; thence South 68°12'55" West 2.62 feet; thence North 49°01'40" West 99.12 feet; thence South 67°42'51" West 58.72 feet; thence North 37°31'39" East 43.41 feet; thence North 83°51'54" East 96.46 feet; thence North 49°44'10" East 3.91 feet; thence South 52°11'21" East 10.22 feet; thence North 40°58'20" East 63.05 feet; thence North 51°02'06" East 49.64 feet; thence North 61°25'10" East 17.15 feet; thence South 49°01'40" East 6.98 feet; thence North 40°58'20" East 18.73 feet; thence North 61°25'10" East 34.43 feet; thence North 77°54'54" East 72.81 feet; thence North 68°01'32" East 38.37 feet; thence North 16°12'09" East 21.02 feet; thence North 26°02'55" East 44.48 feet; thence North 49°41'26" East 62.53 feet; thence North 58°45'27" East 53.96 feet; thence North 43°00'10" East 49.98 feet; thence North 56°02'52" East 77.81 feet; thence North 32°10'27" East 30.16 feet; thence North 22°33'36" East 27.02 feet to the point of beginning. Contains 84,984 Square Feet or 1.951 Acres.



PLAT NOTES

1. Heber City and North Village Special Service District shall have the right to install, maintain, and operate utilities above and below ground and all other related facilities within the dedicated easement identified on the plat. owner agrees it will indemnify and hold city and NVSSD harmless of any damages to the property within the dedicated easement resulting from maintenance and repair operations of facilities.
2. All residential parcels subject to Jordanelle Ridge Public Infrastructure District No. 2 - South Entry No. 521439 and 521440
3. All trails outside of the public right-of-way and within subdivision plat are private and the responsibility of the Jordanelle Ridge HOA
4. Buffer Easement dedicated to Heber City for access and protection of natural drainage easements. No structures or disturbance in this area is allowed except for approved road crossings, NVSSD facilities, storm water facilities, and trails without prior written authorization from Heber City.
5. All proposed units in Jordanelle Ridge Village 2 POD 20 Phase 3 are not on the same floor and all have stairs. By the definition below, buildings, units and routes (trails & pathways) are not required to meet ADA & FHA accessibility requirements, set forth in Fair Housing Act Design Manual.

   From Fair Housing Act Design Manual, April 1998:
   Buildings, units and routes (trails & pathways) considered "Covered Multifamily dwellings" are required to meet ADA & FHA accessibility requirements, set forth in the Fair Housing Act Design Manual.

   Covered Multifamily Dwellings are:
   1. all dwelling units in buildings containing four or more dwelling units if such buildings have one or more elevators, and
   2. all ground floor dwelling units in other buildings containing four or more units.

   To be a covered unit, all of the finished living space must be on the same floor, that is, be a single-story unit, such as single-story townhouses, villas, or patio apartments.

HORIZONTAL GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
HORZ: 1 inch = 80 ft.

SURVEYOR'S CERTIFICATE

I, Patrick M. Harris, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 286882, as prescribed by the laws of the State of Utah. I further certify that by authority of the Owner(s), that I have made a survey of the said tract of land shown on this plat and described below, and have subdivided said tract of land into streets and easements.

PATRICK M. HARRIS
CERTIFICATE NO. 286882

10-11-2023
DATE

BOUNDARY DESCRIPTION

A parcel of land situate in the Southeast Quarter of Section 20, and the Northeast Quarter of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:
Beginning at a point on the Southerly Right-of-Way Line of Fitzgerald Road, said point being North 00°00'09" East 494.02 feet along the quarter section line and East 1,174.32 feet from the South Quarter Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running thence North 53°29'05" East 712.02 feet; thence Southeasterly 23.85 feet along the arc of a 18.00 foot radius curve to the right (center bears South 36°30'55" East and the chord bears South 88°33'01" East 22.15 feet with a central angle of 75°55'50"); thence South 50°35'06" East 126.60 feet; thence Southeasterly 176.16 feet along the arc of a 396.00 foot radius curve to the right (center bears South 39°24'54" West and the chord bears South 37°50'27" East 174.71 feet with a central angle of 25°29'18"); thence South 25°05'48" East 153.97 feet; thence Southeasterly 221.62 feet along the arc of a 584.00 foot radius curve to the left (center bears North 64°54'12" East and the chord bears South 35°58'06" East 220.30 feet with a central angle of 21°44'36"); thence South 46°50'25" East 359.55 feet; thence Southeasterly 98.50 feet along the arc of a 534.00 foot radius curve to the left (center bears North 43°09'35" East and the chord bears South 52°07'29" East 98.36 feet with a central angle of 10°34'08"); thence South 57°24'33" East 121.42 feet; thence Southeasterly 27.40 feet along the arc of a 18.00 foot radius curve to the right (center bears South 32°35'27" West and the chord bears South 13°48'07" East 24.83 feet with a central angle of 87°12'51"); thence Southwesterly 120.99 feet along the arc of a 1,034.00 foot radius curve to the left (center bears South 60°11'42" East and the chord bears South 26°27'10" West 120.93 feet with a central angle of 06°42'16"); thence South 23°06'02" West 275.11 feet; thence Southwesterly 24.79 feet along the arc of a 334.00 foot radius curve to the left (center bears South 66°53'58" East and the chord bears South 20°58'27" West 24.78 feet with a central angle of 04°15'09"); thence Northwesterly 11.03 feet along the arc of a 25.50 foot radius curve to the right (center bears North 06°36'59" West and the chord bears North 86°13'49" West 10.94 feet with a central angle of 24°46'19"); thence North 73°57'14" West 80.50 feet; thence Northwesterly 29.63 feet along the arc of a 18.00 foot radius curve to the right (center bears North 16°02'46" East and the chord bears North 26°47'59" West 26.39 feet with a central angle of 94°18'29"); thence North 69°36'18" West 28.00 feet; thence Southwesterly 4.66 feet along the arc of a 472.00 foot radius curve to the left (center bears South 69°38'36" East and the chord bears South 20°04'25" West 4.66 feet with a central angle of 00°33'57"); thence Southwesterly 27.10 feet along the arc of a 18.00 foot radius curve to the right (center bears North 70°12'34" West and the chord bears South 62°55'06" West 24.61 feet with a central angle of 86°15'20"); thence South 16°02'46" West 28.00 feet; thence Southeasterly 27.10 feet along the arc of a 18.00 foot radius curve to the right (center bears South 16°02'46" West and the chord bears South 30°49'33" East 24.61 feet with a central angle of 86°15'20"); thence Southwesterly 15.18 feet along the arc of a 472.00 foot radius curve to the left (center bears South 77°41'53" East and the chord bears South 11°22'50" West 15.18 feet with a central angle of 01°50'32"); thence South 10°27'34" West 105.01 feet; thence Southwesterly 16.16 feet along the arc of a 78.00 foot radius curve to the right (center bears North 79°32'26" West and the chord bears South 16°23'44" West 16.13 feet with a central angle of 11°52'19"); thence South 22°19'54" West 30.18 feet; thence North 67°40'06" West 151.48 feet; thence North 49°01'40" West 442.66 feet; thence South 67°42'51" West 127.87 feet; thence Northwesterly 20.18 feet along the arc of a 86.00 foot radius curve to the right (center bears North 54°16'00" East and the chord bears North 29°00'35" West 20.14 feet with a central angle of 13°26'52"); thence South 67°42'51" West 28.00 feet; thence Southeasterly 15.93 feet along the arc of a 114.00 foot radius curve to the left (center bears North 67°42'51" East and the chord bears South 26°17'16" East 15.91 feet with a central angle of 08°00'16"); thence South 67°42'51" West 103.86 feet; thence South 82°59'09" West 77.99 feet; thence Northwesterly 59.16 feet along the arc of a 314.00 foot radius curve to the left (center bears South 64°48'39" West and the chord bears North 30°35'13" West 59.07 feet with a central angle of 10°47'43"); thence South 54°00'56" West 136.52 feet; thence North 46°40'14" West 155.43 feet; thence Northwesterly 120.40 feet along the arc of a 146.91 foot radius curve to the right (center bears North 43°19'46" East and the chord bears North 23°11'30" West 117.06 feet with a central angle of 46°57'28"); thence North 00°17'14" East 85.76 feet; thence Northwesterly 68.55 feet along the arc of a 507.30 foot radius curve to the left (center bears North 89°42'46" West and the chord bears North 03°35'02" West 68.50 feet with a central angle of 07°44'32"); thence North 07°27'18" West 71.83 feet; thence Northwesterly 77.66 feet along the arc of a 644.00 foot radius curve to the right (center bears North 82°32'42" East and the chord bears North 04°00'00" West 77.62 feet with a central angle of 06°54'35"); thence North 00°32'43" West 148.45 feet; thence Northeasterly 39.60 feet along the arc of a 251.32 foot radius curve to the right (center bears North 89°27'17" East and the chord bears North 03°58'09" East 39.56 feet with a central angle of 09°01'44"); thence North 08°29'02" East 67.26 feet; thence Northeasterly 103.10 feet along the arc of a 545.34 foot radius curve to the left (center bears North 81°30'58" West and the chord bears North 03°04'04" East 102.94 feet with a central angle of 10°49'54") to the point of beginning.

Contains 1,267,798 Square Feet or 29.105 Acres, 5 Lots, and 116 Units.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED IS THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO STREETS AND EASEMENT, TO BE HEREAFTER KNOWN AS

JORDANELLE RIDGE VILLAGE 2 POD 20 PHASE 3

DO HEREBY DEDICATE THE EASEMENTS FOR PUBLIC UTILITIES AS SHOWN ON THIS PLAT AND CONTAINED WITHIN THE ABOVE DESCRIBED BOUNDARY.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 26 DAY OF October 2023 A.D.

AG EHC II LEN MULTI STATE 2 LLC
STEVEN S. BENSON, MANAGER

10/26/23
DATE

OWNER'S ACKNOWLEDGMENT

STATE OF Arizona } S.S.
COUNTY OF Maricopa

ON THIS 26 DAY OF October A.D. 20 23 PERSONALLY APPEARED BEFORE ME STEVEN S. BENSON WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE MANAGER OF Essential Housing Asset Management, LLC the Authorized Agent of AG EHC II (LEN) Multi State 2, LLC , A LIMITED LIABILITY COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 07/01/2025
COMMISSION NO: 607030
RESIDING IN Maricopa COUNTY, Arizona

Jaime Marie Adams
Notary Public
Maricopa County, Arizona
My Comm. Expires 07-01-25
Commission No. 607030

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE HEBER CITY, WASATCH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC.

THIS 8th DAY OF February A.D. 2024

MAYOR — CITY ENGINEER (SEE SEAL BELOW) — CLERK-RECORDER (SEE SEAL BELOW)

PLANNING DIRECTOR APPROVAL

APPROVED THIS 14th DAY OF November A.D. 2023 BY THE PLANNING COMMISSION OF HEBER CITY.

PLANNING DIRECTOR

JORDANELLE RIDGE VILLAGE 2
POD 20 PHASE 3

**LOCATED IN THE NORTHEAST QUARTER OF SECTION 29,
AND THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH**

SURVEYORS SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR 10-11-23 No. 286882 PATRICK M. HARRIS STATE OF UTAH			HEBER CITY CORPORATE Seal WASATCH COUNTY UTAH

ENSIGN

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.590.0187
COLORADO SPRINGS Phone: 719.476.0119

SHEET 1 OF 4

PROJECT NUMBER : 10229A
MANAGER : BAM
DRAWN BY : SJL
CHECKED BY : PWH
DATE : 8/31/23

DEVELOPER
JORDANELLE REF AQUISITION
10421 S. JORDAN GATEWAY BLVD, #200
SOUTH JORDAN, UTAH 84095
PHONE: 801.316.3193

NORTH VILLAGE SPECIAL SERVICE DISTRICT
ACCEPTED THIS 7 DAY OF February A.D., 2024 BY SPECIAL SERVICE DISTRICT.
NORTH VILLAGE SPECIAL SERVICE DISTRICT

COUNTY SURVEYOR
APPROVED AS TO FORM .
ROS NO. 3052
WASATCH COUNTY SURVEYOR — DATE 11-2-23

RECORDED # 541863
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF : AG EHC II LEN MULTI STATE 2 LLC
DATE FEB 14 2024 TIME 2:25 P.M. BOOK 1446 PAGE 738-741
$546.00 FEES
MARCY M MURRAY DEPUTY WASATCH COUNTY RECORDER

JORDANELLE RIDGE VILLAGE 2
POD 20 PHASE 3

**LOCATED IN THE NORTHEAST QUARTER OF SECTION 29,
AND THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH**



LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." ALL LOT CORNERS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PU&DE — PUBLIC UTILITY AND DRAINAGE EASEMENT
- H.O.A. OPEN SPACE, MAINTAINED BY H.O.A. TOTAL AREA = 565,081 SQ.FT.
- H.O.A. LIMITED COMMON, MAINTAINED BY OWNER. TOTAL AREA = 0 SQ.FT.
- H.O.A. PRIVATE STREETS, PARKING, PUBLIC UTILITY EASEMENT. NO CITY MAINTENANCE. HEBER CITY AND NORTH VILLAGE SPECIAL SERVICE DISTRICT UTILITY EASEMENT. TOTAL AREA = 119,482 SQ.FT.

NORTH

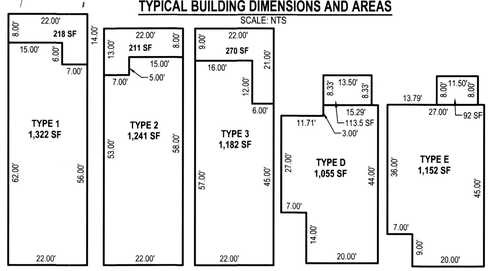
HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
HORZ: 1 inch = 40 ft.

TYPICAL BUILDING DIMENSIONS AND AREAS

SCALE: NTS



PROFESSIONAL LAND SURVEYOR
10-11-23
No. 286882
PATRICK M. HARRIS
STATE OF UTAH

DEVELOPER
JORDANELLE REF AQUISITION
10421 S. JORDAN GATEWAY BLVD, #200
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RICHFIELD Phone: 435.896.2983

SHEET 2 OF 4

PROJECT NUMBER : 10229A
MANAGER : BAM
DRAWN BY : SJL
CHECKED BY : PMH
DATE : 8/31/23

JORDANELLE RIDGE VILLAGE 2
POD 20 PHASE 3

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RECORDED # 541863

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF : _____

DATE: _____ TIME: _____ BOOK: 1466 PAGE: 739

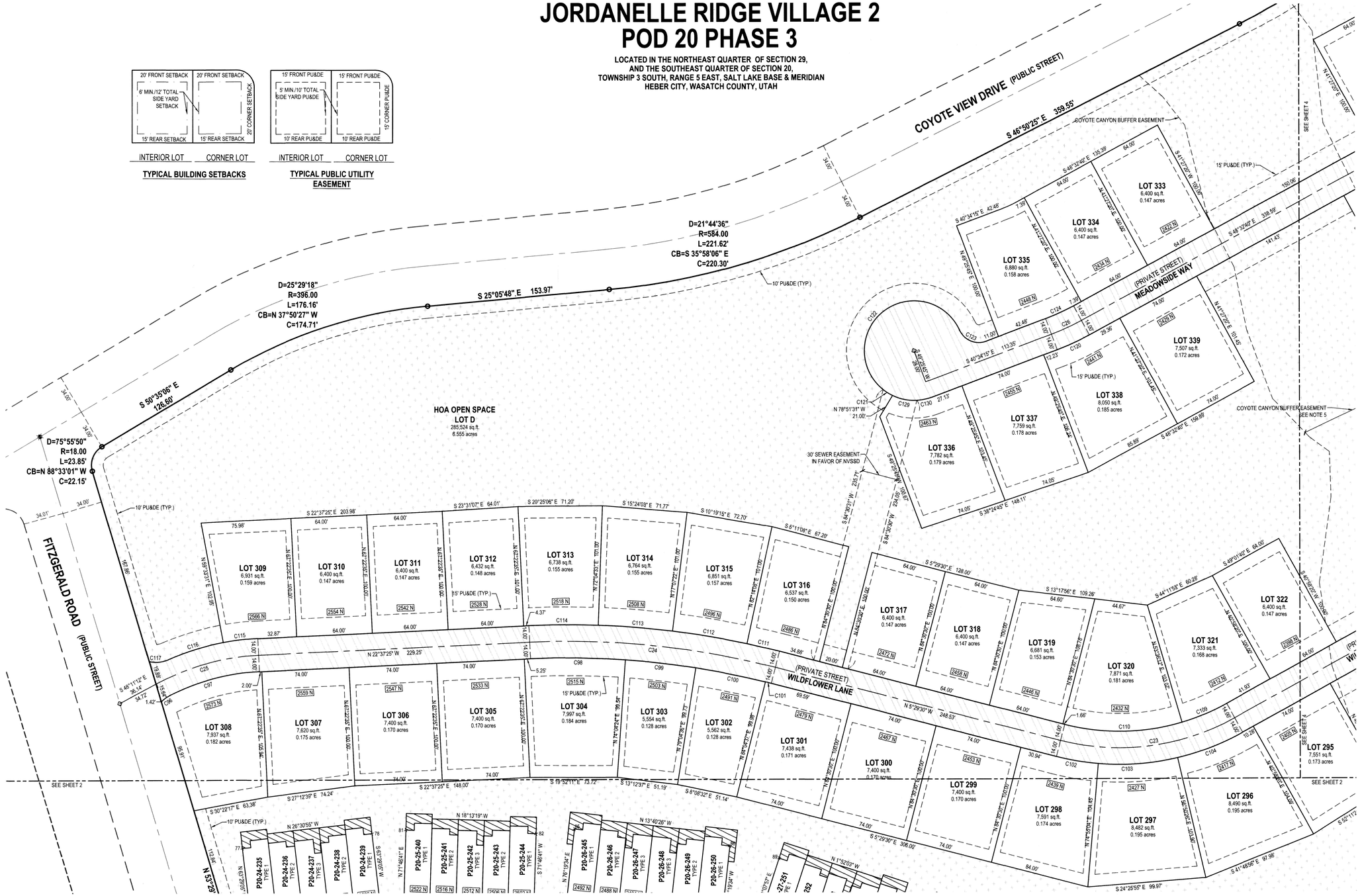
FEE$ _____ WASATCH COUNTY RECORDER

JORDANELLE RIDGE VILLAGE 2
POD 20 PHASE 3

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HEBER CITY, WASATCH COUNTY, UTAH**

TYPICAL BUILDING SETBACKS

TYPICAL PUBLIC UTILITY EASEMENT



HORIZONTAL GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

HORZ: 1 inch = 40 ft.

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." ALL LOT CORNERS (ENSIGN ENG. LAND SURV.)
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SHEET 3 OF 4
PROJECT NUMBER : 10229A
MANAGER : BAM
DRAWN BY : SJL
CHECKED BY : PMH
DATE : 8/31/23

JORDANELLE RIDGE VILLAGE 2
POD 20 PHASE 3

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HEBER CITY, WASATCH COUNTY, UTAH**

RECORDED # 541863

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF : _____

DATE: _____ TIME: _____ BOOK: 1466 PAGE 740

FEE$ _____ WASATCH COUNTY RECORDER

JORDANELLE RIDGE VILLAGE 2
POD 20 PHASE 3

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TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH



POINT TABLE			
PNT	NORTHING	EASTING	DESCRIPTION
	33895.38	41950.09	NQ SEC 20
	28585.39	41949.87	SQ SEC 20
	23255.49	42014.42	SQ SEC 29
4	28279.54	43340.55	BLDG COR
5	28246.83	43295.09	BLDG COR
6	28318.26	43243.69	BLDG COR
7	28350.97	43289.15	BLDG COR
8	28366.65	43275.81	BLDG COR
9	28350.89	43222.08	BLDG COR
10	28435.32	43197.30	BLDG COR
11	28451.09	43251.03	BLDG COR
12	28476.37	43253.78	BLDG COR
13	28474.54	43197.81	BLDG COR
14	28584.48	43194.23	BLDG COR
15	28586.31	43250.20	BLDG COR
16	28606.70	43249.53	BLDG COR
17	28604.88	43193.56	BLDG COR
18	28692.83	43190.70	BLDG COR
19	28694.66	43246.67	BLDG COR
20	28728.74	43245.42	BLDG COR
21	28724.51	43189.58	BLDG COR
22	28812.26	43182.93	BLDG COR
23	28816.49	43238.77	BLDG COR
24	28849.92	43233.13	BLDG COR
25	28835.60	43179.00	BLDG COR
26	28920.67	43156.48	BLDG COR
27	28934.99	43210.62	BLDG COR
28	29124.86	43219.66	BLDG COR
29	29136.19	43244.16	BLDG COR
30	28989.14	43312.15	BLDG COR
31	28977.81	43287.64	BLDG COR
32	28954.65	43298.08	BLDG COR
33	28959.87	43324.57	BLDG COR
34	28827.42	43350.69	BLDG COR
35	28822.20	43324.20	BLDG COR
36	28797.10	43326.20	BLDG COR
37	28798.81	43353.14	BLDG COR
38	28691.03	43359.99	BLDG COR
39	28689.31	43333.04	BLDG COR
40	28663.78	43331.74	BLDG COR
41	28664.66	43358.72	BLDG COR
42	28529.74	43363.12	BLDG COR
43	28528.86	43336.14	BLDG COR
44	28471.36	43334.26	BLDG COR
45	28481.39	43359.33	BLDG COR
46	28381.13	43399.47	BLDG COR
47	28371.10	43374.41	BLDG COR
48	28351.28	43392.27	BLDG COR
49	28367.14	43414.11	BLDG COR
50	28279.75	43477.57	BLDG COR
51	28263.89	43455.72	BLDG COR
52	28294.27	43528.17	BLDG COR

POINT TABLE			
PNT	NORTHING	EASTING	DESCRIPTION
53	28304.51	43553.15	BLDG COR
54	28429.43	43501.96	BLDG COR
55	28419.19	43476.98	BLDG COR
56	28437.22	43467.37	BLDG COR
57	28447.93	43494.37	BLDG COR
58	28547.86	43453.42	BLDG COR
59	28537.63	43428.43	BLDG COR
60	28607.27	43426.89	BLDG COR
61	28608.15	43453.87	BLDG COR
62	28743.08	43449.48	BLDG COR
63	28742.20	43422.49	BLDG COR
64	28785.29	43422.16	BLDG COR
65	28788.99	43448.91	BLDG COR
66	28922.72	43430.41	BLDG COR
67	28919.02	43403.66	BLDG COR
68	28938.91	43395.53	BLDG COR
69	28947.35	43421.18	BLDG COR
70	29041.49	43361.76	BLDG COR
71	29049.94	43387.41	BLDG COR
72	29072.64	43380.82	BLDG COR
73	29061.21	43356.36	BLDG COR
74	29183.52	43299.20	BLDG COR
75	29194.95	43323.66	BLDG COR
76	29250.43	43389.64	BLDG COR
77	29275.43	43439.75	BLDG COR
78	29177.00	43488.86	BLDG COR
79	29152.00	43438.75	BLDG COR
80	29133.60	43448.30	BLDG COR
81	29151.11	43501.49	BLDG COR
82	29046.62	43535.89	BLDG COR
83	29029.11	43482.70	BLDG COR
84	29004.29	43496.23	BLDG COR
85	29017.52	43550.64	BLDG COR
86	28889.27	43581.84	BLDG COR
87	28876.03	43527.43	BLDG COR
88	28844.79	43530.20	BLDG COR
89	28846.61	43586.17	BLDG COR
90	28736.67	43589.76	BLDG COR
91	28734.85	43533.79	BLDG COR
92	28704.68	43534.77	BLDG COR
93	28706.50	43590.74	BLDG COR
94	28574.57	43595.04	BLDG COR
95	28572.75	43539.07	BLDG COR
96	28523.16	43554.32	BLDG COR
97	28544.40	43606.14	BLDG COR
98	28462.97	43639.51	BLDG COR
99	28441.73	43587.70	BLDG COR
100	28423.23	43595.28	BLDG COR
101	28444.46	43647.10	BLDG COR
102	28363.04	43680.47	BLDG COR
103	28341.80	43628.65	BLDG COR

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	334.00'	24.79'	4°15'09"	S20°58'27"W	24.78'
PC2	25.50'	11.03'	24°46'19"	S86°13'49"E	10.94'
PC3	18.00'	29.63'	94°18'29"	S26°47'59"E	26.39'
PC3	18.00'	29.63'	94°18'29"	S26°47'59"E	26.39'
PC4	472.00'	4.66'	0°33'57"	S20°04'25"W	4.66'
PC4	472.00'	4.66'	0°33'57"	S20°04'25"W	4.66'
PC5	18.00'	27.10'	86°15'20"	N62°55'06"E	24.61'
PC5	18.00'	27.10'	86°15'20"	N62°55'06"E	24.61'
PC6	18.00'	27.10'	86°15'20"	N30°49'33"W	24.61'
PC6	18.00'	27.10'	86°15'20"	N30°49'33"W	24.61'
PC7	472.00'	15.18'	1°50'32"	S11°22'50"W	15.18'
PC7	472.00'	15.18'	1°50'32"	S11°22'50"W	15.18'
PC8	78.00'	16.16'	11°52'19"	N16°23'44"E	16.13'
PC9	86.00'	20.18'	13°26'52"	S29°00'35"E	20.14'
PC9	86.00'	20.18'	13°26'52"	S29°00'35"E	20.14'
PC10	114.00'	15.93'	8°00'16"	S26°17'16"E	15.91'
PC10	114.00'	15.93'	8°00'16"	S26°17'16"E	15.91'
PC11	314.00'	59.16'	10°47'43"	N30°35'13"W	59.07'
PC12	146.91'	120.40'	46°57'28"	S23°11'30"E	117.06'
PC13	507.30'	68.55'	7°44'32"	N3°35'02"W	68.50'
PC14	644.00'	77.66'	6°54'35"	S4°00'00"E	77.62'
PC15	251.32'	39.60'	9°01'44"	S3°58'09"W	39.56'
PC16	545.34'	103.10'	10°49'54"	N3°04'04"E	102.94'

LINE TABLE		
LINE	BEARING	LENGTH
PL1	S69°36'18"E	28.00'
PL2	N16°02'46"E	28.00'
PL3	S22°19'54"W	30.18'
PL4	N67°42'51"E	28.00'
PL4	N67°42'51"E	28.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C17	200.00'	119.09'	34°07'01"	N18°55'33"W	117.34'
C18	700.00'	301.13'	24°38'53"	N14°11'29"W	298.82'
C19	500.00'	72.37'	8°17'36"	N22°22'07"W	72.31'
C20	500.00'	142.72'	16°21'16"	N10°02'41"W	142.24'
C21	100.00'	35.64'	20°25'06"	S12°04'36"E	35.45'
C22	200.00'	87.01'	24°55'34"	S61°29'27"E	86.32'
C23	200.00'	151.97'	43°32'09"	S27°15'35"E	148.34'
C24	700.00'	209.30'	17°07'55"	N14°03'27"W	208.53'
C25	200.00'	89.23'	25°33'47"	N35°24'18"W	88.49'
C26	200.00'	27.83'	7°58'25"	S44°33'28"E	27.81'
C27	75.00'	93.78'	71°38'42"	N12°43'19"W	87.79'
C28	458.00'	21.94'	2°44'42"	S21°43'41"W	21.94'
C29	214.00'	13.59'	3°38'21"	N34°09'54"W	13.59'
C30	214.00'	18.49'	4°57'03"	N29°52'12"W	18.49'
C31	214.00'	19.22'	5°08'41"	N24°49'20"W	19.21'
C32	214.00'	22.04'	5°54'02"	N19°17'58"W	22.03'
C33	214.00'	22.04'	5°54'02"	N13°23'56"W	22.03'
C34	214.00'	19.22'	5°08'42"	N7°52'34"W	19.21'
C35	214.00'	12.83'	3°26'10"	N3°35'08"W	12.83'
C36	686.00'	7.48'	0°37'30"	N2°10'48"W	7.48'
C37	686.00'	22.00'	1°50'16"	N3°24'41"W	22.00'
C38	686.00'	22.00'	1°50'16"	N5°14'57"W	22.00'
C39	686.00'	19.02'	1°35'19"	N6°57'44"W	19.02'
C40	686.00'	43.59'	3°38'26"	N9°34'37"W	43.58'
C41	686.00'	19.02'	1°35'19"	N12°11'29"W	19.02'
C42	686.00'	22.00'	1°50'16"	N13°54'17"W	22.00'
C43	686.00'	22.00'	1°50'16"	N15°44'33"W	22.00'
C44	686.00'	19.02'	1°35'19"	N17°27'21"W	19.02'
C45	686.00'	98.96'	8°15'55"	N22°22'58"W	98.88'
C46	25.50'	17.51'	39°21'12"	N46°11'32"W	17.17'
C47	314.00'	14.17'	2°35'11"	N26°28'56"W	14.17'
C48	314.00'	19.29'	3°31'13"	N29°32'08"W	19.29'
C49	314.00'	25.70'	4°41'20"	N33°38'24"W	25.69'
C50	186.00'	18.87'	5°48'48"	S33°04'40"E	18.86'
C51	186.00'	27.10'	8°20'48"	S25°59'52"E	27.07'
C52	186.00'	27.10'	8°20'48"	S17°39'04"E	27.07'
C53	186.00'	19.56'	6°01'29"	S10°27'56"E	19.55'
C54	186.00'	18.13'	5°35'08"	S4°39'37"E	18.13'
C55	714.00'	22.19'	1°46'52"	S2°45'29"E	22.19'
C56	714.00'	19.17'	1°32'18"	S4°25'03"E	19.17'
C57	714.00'	35.99'	2°53'16"	S6°37'50"E	35.98'
C58	714.00'	19.18'	1°32'22"	S8°50'39"E	19.18'
C59	714.00'	27.00'	2°10'01"	S10°41'50"E	27.00'
C60	714.00'	27.01'	2°10'04"	S12°51'52"E	27.01'
C61	714.00'	27.06'	2°10'18"	S15°02'03"E	27.06'
C62	714.00'	19.26'	1°32'45"	S16°53'35"E	19.26'
C63	714.00'	31.43'	2°31'20"	S18°55'37"E	31.43'
C64	714.00'	19.21'	1°32'30"	S20°57'32"E	19.21'
C65	714.00'	27.02'	2°10'05"	S22°48'49"E	27.02'
C66	714.00'	27.00'	2°10'00"	S24°58'52"E	27.00'
C67	714.00'	5.62'	0°27'03"	S26°17'24"E	5.62'
C68	25.50'	8.61'	19°21'12"	S16°50'19"E	8.57'
C69	25.50'	17.51'	39°21'12"	N46°11'32"W	17.17'
C70	486.00'	7.84'	0°55'28"	N26°03'11"W	7.84'
C71	486.00'	27.01'	3°11'03"	N23°59'56"W	27.00'
C72	486.00'	19.21'	2°15'53"	N21°16'28"W	19.21'
C73	486.00'	16.29'	1°55'13"	N19°10'56"W	16.29'
C74	486.00'	28.35'	3°20'34"	N16°33'02"W	28.35'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C75	486.00'	19.27'	2°16'18"	N13°44'36"W	19.27'
C76	486.00'	27.04'	3°11'18"	N11°00'48"W	27.04'
C77	486.00'	27.00'	3°11'01"	N7°49'39"W	27.00'
C78	486.00'	27.05'	3°11'19"	N4°38'29"W	27.04'
C79	486.00'	10.01'	1°10'47"	N2°27'26"W	10.01'
C80	114.00'	14.27'	7°10'25"	S5°27'15"E	14.26'
C81	114.00'	19.40'	9°44'55"	S13°54'55"E	19.37'
C82	114.00'	6.96'	3°29'46"	S20°32'15"E	6.96'
C83	86.00'	30.65'	20°25'06"	S12°04'36"E	30.49'
C84	514.00'	10.29'	1°08'50"	N2°26'28"W	10.29'
C85	514.00'	19.02'	2°07'11"	N4°04'28"W	19.01'
C86	514.00'	32.91'	3°40'08"	N6°58'08"W	32.91'
C87	514.00'	19.04'	2°07'22"	N9°51'53"W	19.04'
C88	514.00'	22.01'	2°27'12"	N12°09'10"W	22.01'
C89	514.00'	22.00'	2°27'10"	N14°36'21"W	22.00'
C90	514.00'	21.44'	2°23'23"	N17°01'38"W	21.44'
C91	514.00'	19.02'	2°07'13"	N19°16'55"W	19.02'
C92	514.00'	19.03'	2°07'17"	N21°24'10"W	19.03'
C93	514.00'	23.64'	2°38'08"	N23°46'53"W	23.64'
C94	514.00'	12.71'	1°24'59"	N25°48'26"W	12.71'
C95	25.50'	8.61'	19°21'12"	S16°50'19"E	8.57'
C96	26.65'	8.40'	18°03'43"	N56°59'51"W	8.37'
C97	186.00'	79.30'	24°25'43"	N34°50'16"W	78.70'
C98	686.00'	80.18'	6°41'48"	N19°16'31"W	80.13'
C99	686.00'	59.91'	5°00'12"	N13°25'30"W	59.89'
C100	686.00'	59.87'	5°00'01"	N8°25'23"W	59.85'
C101	686.00'	5.16'	0°25'53"	N5°42'26"W	5.16'
C102	214.00'	35.82'	9°35'26"	S10°17'13"E	35.78'
C103	214.00'	67.52'	18°04'38"	S24°07'15"E	67.24'
C104	214.00'	59.27'	15°52'06"	S41°05'37"E	59.08'
C105	214.00'	63.00'	16°52'05"	S57°27'42"E	62.78'
C106	214.00'	30.10'	8°03'29"	S69°56'29"E	30.07'
C107	186.00'	13.43'	4°08'09"	S71°53'09"E	13.42'
C108	186.00'	67.49'	20°47'25"	S59°25'22"E	67.12'
C109	186.00'	41.00'	12°37'51"	S42°42'44"E	40.92'
C110	186.00'	100.33'	30°54'18"	S20°56'39"E	99.12'
C111	714.00'	28.32'	2°16'22"	N6°37'41"W	28.32'
C112	714.00'	63.71'	5°06'46"	N10°19'15"W	63.69'
C113	714.00'	62.89'	5°02'49"	N15°24'03"W	62.87'
C114	714.00'	58.56'	4°41'57"	N20°16'26"W	58.54'
C115	214.00'	29.20'	7°49'04"	N26°31'57"W	29.18'
C116	214.00'	48.98'	13°06'47"	N36°59'53"W	48.87'
C117	25.50'	16.20'	36°23'34"	S25°21'30"E	15.93'
C118	472.00'	27.27'	3°18'36"	S21°26'44"W	27.26'
C119	61.00'	76.28'	71°38'42"	N12°43'19"W	71.40'
C120	214.00'	29.78'	7°58'25"	S44°33'28"E	29.76'
C121	42.00'	9.43'	12°51'34"	S12°12'34"W	9.41'
C122	42.00'	151.72'	206°58'03"	N57°52'38"W	81.66'
C123	18.00'	27.07'	86°10'39"	S2°31'04"W	24.59'
C124	186.00'	25.88'	7°58'25"	S44°33'28"E	25.86'
C125	89.00'	10.88'	7°00'22"	N45°02'29"W	10.88'
C126	89.00'	47.39'	30°30'30"	N26°17'04"W	46.83'
C127	89.00'	53.02'	34°07'51"	N6°02'07"E	52.24'
C128	444.00'	21.28'	2°44'47"	S21°43'39"W	21.28'
C129	42.00'	21.30'	29°03'27"	S8°44'57"E	21.07'
C130	42.00'	12.68'	17°17'35"	S31°55'28"E	12.63'

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." ALL LOT CORNERS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE

PU&DE — PUBLIC UTILITY AND DRAINAGE EASEMENT

- H.O.A. OPEN SPACE, MAINTAINED BY H.O.A. TOTAL AREA = 565,081 SQ.FT.
- H.O.A. LIMITED COMMON, MAINTAINED BY OWNER. TOTAL AREA = 0 SQ.FT.
- H.O.A. PRIVATE STREETS, PARKING, PUBLIC UTILITY EASEMENT. NO CITY MAINTENANCE. HEBER CITY AND NORTH VILLAGE SPECIAL SERVICE DISTRICT UTILITY EASEMENT. TOTAL AREA = 119,482 SQ.FT.

NORTH

HORIZONTAL GRAPHIC SCALE

40 0 20 40 80
(IN FEET)
HORZ: 1 inch = 40 ft.

JORDANELLE RIDGE VILLAGE 2
POD 20 PHASE 3

LOCATED IN THE NORTHEAST QUARTER OF SECTION 29,
AND THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

PROFESSIONAL LAND SURVEYOR
No. 286882
PATRICK M. HARRIS
10-11-23
STATE OF UTAH

DEVELOPER
JORDANELLE REF AQUISITION
10421 S. JORDAN GATEWAY BLVD, #200
SOUTH JORDAN, UTAH 84095
PHONE: 801.316.3193

ENSIGN
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT. 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM
LAYTON Phone:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.896.2983

SHEET 4 OF 4
PROJECT NUMBER : 10229A
MANAGER : BAM
DRAWN BY : SJL
CHECKED BY : PMH
DATE : 8/31/23

RECORDED # 541863
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
REQUEST OF :
DATE: TIME: BOOK: 1466 PAGE: 741
FEE$ WASATCH COUNTY RECORDER