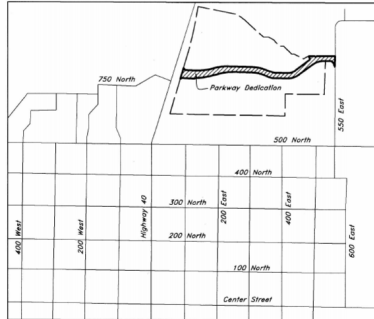


# Heritage Farms Parkway Dedication

A Part of the North Half of Section 32, T3S, R5E, SLB&M, U.S. Survey  
in Heber City, Wasatch County, Utah



Vicinity Map  
Not to Scale

## Narrative

This Dedication Plat was requested by The Ritchie Group to dedicate land for a Public Right-of-Way.

This Plat retraces the underlying 2021 Parcel Line Adjustment Survey by AWA recorded on October 19, 2021 as Filing No. 003722 in the Official Records of Wasatch County.

Four Wasatch County Section Corner Monuments were recovered and utilized for control. A line between monuments found for the Northwest Corner and the North Quarter Corner of Section 32 was assigned the bearing of North 89°31'24" East as the Basis of Bearings to match the 2021 Parcel Line Adjustment Survey referenced herein. Independent measurements were taken of the North Quarter and Northeast Corners of Section 32 on a NAD83 Utah Central Zone State Plane mapping projection for the purpose of identifying a relation to match said datum. Bearings shown herein must be rotated 0°00'29" Clockwise in order to place the Survey on the NAD83 Utah Central Zone State Plane Datum.

The 1993 State Highway Plans were acquired and rotated 5°45" Counter Clockwise to match and honor the Highway Right-of-Way markers as recovered in place on the ground.

AWA  
David M. Hamilton, PLS  
801 - 410 - 8495  
davidh@awaeng.com

## Owner's Dedication

Know all men by these presents that the undersigned owners of the above described tract of land, having caused the same to be dedicated to Heber City, Wasatch County, Utah to be hereafter known as Heritage Farms Parkway Dedication, and do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.

In witness whereof, we hereunto set our hands and seals this 1<sup>st</sup> day of July, A.D. 2024.

Heber City Corporation  
By: Matthew Browner  
City Manager

Valley Hills, LLC, a Utah limited liability company  
By: Robert D. Heywood  
Manager

The Ritchie Group, L.C., a Utah limited liability company  
By: Robert D. Heywood  
Manager

MWE-Valley Hills, LLC, a Utah limited liability company  
By: Robert D. Heywood  
Manager

By: David M. Hamilton  
Manager

## Acknowledgment

State of Utah  
County of Wasatch

On this 1<sup>st</sup> day of July, 2024, personally appeared before me, Robert D. Heywood, the signer of the foregoing instrument, who duly acknowledged to me that they are the Manager of The Ritchie Group, L.C., a Utah limited liability company, which is one of two Managers of Valley Hills, LLC, a Utah limited liability company, and is authorized to execute the foregoing Dedication in its behalf and that they executed it in such capacity.

Residing at 1245 R. Broadway Rd #70 SLC, UT 84106  
Commission Expires: 1/1/2025

Stephanie Acton  
Print Name  
Stephanie Acton  
A Notary Public

## Acknowledgment

State of Utah  
County of Wasatch

On this 7<sup>th</sup> day of June, 2024, personally appeared before me, David M. Nelson, the signer of the foregoing instrument, who duly acknowledged to me that they are the Manager of MWE-Valley Hills, LLC, a Utah limited liability company, which is the Manager of MWE-Valley Hills, LLC, a Utah limited liability company, and is authorized to execute the foregoing Dedication in its behalf and that they executed it in such capacity.

Residing at 350 E. Main St. South, UT 84007  
Commission Expires: 3/1/2025

Cheramide Hughes  
Print Name  
Cheramide Hughes  
A Notary Public

## Acknowledgment

State of Utah  
County of Wasatch

On this 1<sup>st</sup> day of July, 2024, personally appeared before me, Matthew Browner, the signer of the foregoing instrument, who duly acknowledged to me that they are the City Manager of Heber City Corporation, and that the foregoing instrument was signed in behalf of said City, and they acknowledged to me that said City executed the same.

Residing at Heber City, UT  
Commission Expires: 3/1/2025

Trina A. Cooke  
Print Name  
Trina A. Cooke  
A Notary Public

## Acceptance by Legislative Body

The City Council of Heber City, Wasatch County, Utah approves this Subdivision and the dedication of the above described tract of land, and hereby accepts the dedication of the public this 1<sup>st</sup> day of July, A.D. 2024.

Heber City Mayor  
By: Heber City Mayor  
Heber City Mayor

Wasatch County Surveyor  
Approved this 17<sup>th</sup> day of July, A.D. 2024  
By: James K. Karaman  
Wasatch County Surveyor

City Engineer  
Approved this 22<sup>nd</sup> day of July, A.D. 2024  
By: Roseal Fink  
City Engineer

Planning Director  
Approved this 11<sup>th</sup> day of July, A.D. 2024  
By: Heber City Mayor  
Planning Director

## Surveyor's Certificate

I, David M. Hamilton, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 12966234 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify that, and on behalf of AWA that by authority of the Owners I have retraced Wasatch County Survey No. 0003722, being a survey of the property described on this Roadway Dedication Plat in accordance with Section 17-2-1 of the Utah Code, and that the retracing of the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as Heritage Farms Parkway Dedication.

## Boundary Description

A part of the North Half of Section 32, Township 3 South, Range 5 East, Salt Lake Base and Meridian, in Heber City, Wasatch County, Utah.

Beginning at a point on the Easterly Line of State Highway 40 as it is monumented on the ground at 75.00 foot half-width, located 826.12 feet North 89°31'24" East along the Section Line; and 1390.20 feet South 0°28'36" East from an existing Wasatch County Monument found marking the Northwest Corner of said Section 32; and running thence North 16°34'49" East 78.31 feet along said East Line of the State Highway; thence South 39°44'02" East 39.19 feet; thence South 87°25'11" East 139.04 feet to a point of curvature; thence Northwesterly along the arc of a 856.00 foot radius curve to the left a distance of 247.17 feet (Central Angle equals 18°32'39" and Long Chord bears North 84°18'29" East 246.31 feet) to a point of tangency; thence North 76°02'10" East 97.03 feet to a point of curvature; thence Northwesterly along the arc of a 400.00 foot radius curve to the right a distance of 105.17 feet (Central Angle equals 15°03'30" and Long Chord bears North 83°14'05" East 104.86 feet) to a point of tangency; thence South 88°54'00" East 368.80 feet to a point of curvature; thence Southwesterly along the arc of a 653.00 foot radius curve to the right a distance of 227.94 feet (Central Angle equals 20°00'00" and Long Chord bears South 78°54'00" East 226.79 feet) to a point of tangency; thence South 68°54'00" East 66.30 feet to a point of curvature; thence Southwesterly along the arc of a 285.50 foot radius curve to the left a distance of 89.66 feet (Central Angle equals 20°00'00" and Long Chord bears South 78°54'00" East 89.15 feet) to a point of tangency; thence South 88°54'00" East 160.14 feet to a point of curvature; thence Northwesterly along the arc of a 189.00 foot radius curve to the left a distance of 130.31 feet (Central Angle equals 37°31'10" and Long Chord bears North 72°20'25" East 128.00 feet) to a point of tangency; thence North 53°34'50" East 240.59 feet to a point of curvature; thence Northwesterly along the arc of a 27.00 foot radius curve to the left a distance of 42.41 feet (Central Angle equals 90°00'00" and Long Chord bears North 8°34'50" East 38.18 feet) to a point of tangency; thence North 38°25'10" West 27.44 feet to a point on the Easterly Line of Parcel 6 of that certain Parcel Line Adjustment recorded as Entry No. 0003722 in the Office of the Wasatch County Recorder; thence along said line the following two courses: North 68°55'21" East 14.19 feet; and East 98.10 feet to a point on a curve; thence Southwesterly along the arc of a 27.00 foot radius curve to the left a distance of 22.93 feet (Center bears North 31°32'02" East, Central Angle equals 48°38'58" and Long Chord bears South 82°47'26" East 22.24 feet) to a point of reverse curvature; thence to and along the Northwesterly line of these certain Warranty Deeds Entry No. 536381 and 536382 recorded in the Official Records of Wasatch County the following two courses: Northwesterly along the arc of a 334.00 foot radius curve to the right a distance of 99.77 feet (Center bears South 17°08'54" East, Central Angle equals 17°08'54" and Long Chord bears North 81°26'11" East 98.40 feet) to a point of tangency; East 123.80 feet to a point of curvature; Northwesterly along the arc of a 47.00 foot radius curve to the left a distance of 34.34 feet (Central Angle equals 41°51'40" and Long Chord bears North 69°04'10" East 33.58 feet) to a point of tangency; North 48°08'02" East 12.50 feet to a point of curvature; and Northwesterly along the arc of a 45.00 foot radius curve to the left a distance of 20.03 feet (Central Angle equals 25°30'31" and Long Chord bears North 35°23'19" East 19.86 feet) to a line common to Deeds of record; thence South 1°20'03" West 203.07 feet along said common line to a point on a curve; thence Northwesterly along the arc of a 20.00 foot radius curve to the left a distance of 11.02 feet (Center bears North 88°39'57" West, Central Angle equals 31°36'10" and Long Chord bears North 14°28'02" West 10.89 feet) to a point of tangency; thence North 30°16'07" West 19.44 feet; thence North 55.00 foot radius curve to the left a distance of 26.83 feet (Center bears North 72°47'33" West, Central Angle equals 27°56'54" and Long Chord bears North 31°10'54" West 26.56 feet) to a point of tangency; thence North 42°09'21" West 17.36 feet to a point of curvature; thence Northwesterly along the arc of a 35.00 foot radius curve to the left a distance of 37.19 feet (Central Angle equals 44°50'59" and Long Chord bears 26.70 feet) to a point of tangency on the Southerly line of said Parcel 6; thence along the Southerly line of said Parcel 6 the following 6 courses: West 107.28 feet to a point of curvature; Southwesterly along the arc of a 250.00 foot radius curve to the left a distance of 158.91 feet (Central Angle equals 38°25'10" and Long Chord bears South 71°47'25" West 158.25 feet) to a point of tangency; South 53°34'50" West 256.24 feet to a point of curvature; Southwesterly along the arc of a 280.00 foot radius curve to the right a distance of 183.36 feet (Central Angle equals 37°31'10" and Long Chord bears South 72°20'25" West 180.10 feet) to a point of tangency; North 88°54'00" West 160.14 feet to a point of curvature; and Northwesterly along the arc of a 366.50 foot radius curve to the right a distance of 37.94 feet (Central Angle equals 2°55'52" and Long Chord bears North 82°56'54" West 37.92 feet) to a point of reverse curvature; thence Southwesterly along the arc of a 30.00 foot radius curve to the left a distance of 9.27 feet (Central Angle equals 17°42'03" and Long Chord bears South 88°10'51" West 9.23 feet) to a point of reverse curvature; thence Northwesterly along the arc of a 40.00 foot radius curve to the right a distance of 14.94 feet (Central Angle equals 21°23'35" and Long Chord bears North 89°58'23" West 14.85 feet) to a point of compound curvature; thence Northwesterly along the arc of a 370.50 foot radius curve to the right a distance of 54.07 feet (Central Angle equals 87°21'43" and Long Chord bears North 75°05'44" West 54.02 feet) to a point of compound curvature; thence Northwesterly along the arc of a 40.00 foot radius curve to the right a distance of 14.64 feet (Central Angle equals 20°58'10" and Long Chord bears North 60°25'48" West 14.56 feet) to a point of reverse curvature; Northwesterly along the arc of a 30.00 foot radius curve to the left a distance of 9.82 feet (Central Angle equals 18°57'17" and Long Chord bears North 39°25'21" West 9.88 feet) to a point of tangency on said Southerly line of Parcel 6; thence along said Southerly line the following 9 courses: North 68°54'00" West 55.19 feet to a point of curvature; Northwesterly along the arc of a 572.00 foot radius curve to the left a distance of 189.67 feet (Central Angle equals 20°00'00" and Long Chord bears North 78°54'00" West 188.65 feet) to a point of tangency; North 88°54'00" West 255.65 feet to a point of curvature; Southwesterly along the arc of a 651.00 foot radius curve to the left a distance of 171.16 feet (Central Angle equals 15°03'30" and Long Chord bears South 83°14'05" West 170.67 feet) to a point of tangency; South 76°02'10" West 173.19 feet to a point of curvature; Southwesterly along the arc of an 867.00 foot radius curve to the right a distance of 179.65 feet (Central Angle equals 11°52'18" and Long Chord bears South 81°58'18" West 178.32 feet; South 75°48'21" West 46.37 feet; North 87°25'11" West 182.43 feet; South 61°58'47" West 28.22 feet to said Easterly Line of State Highway 40; and North 16°34'49" East 91.07 feet along said Easterly line to the point of beginning.

Contains 213,532 sq. ft. or 4.902 acres

4 June, 2024  
Date

David M. Hamilton  
Utah PLS No. 12966234  
Sheet 1 of 2

## Heritage Farms Parkway Dedication

A Part of the North Half of Section 32, T3S, R5E, SLB&M, U.S. Survey  
in Heber City, Wasatch County, Utah

Wasatch County Recorder  
Recorded # 548347  
Date 10/15/2024 Time 1:25 PM Book 1483 Page 088-0832  
\$102.00  
MARCY M. MURRAY  
Wasatch County Recorder

