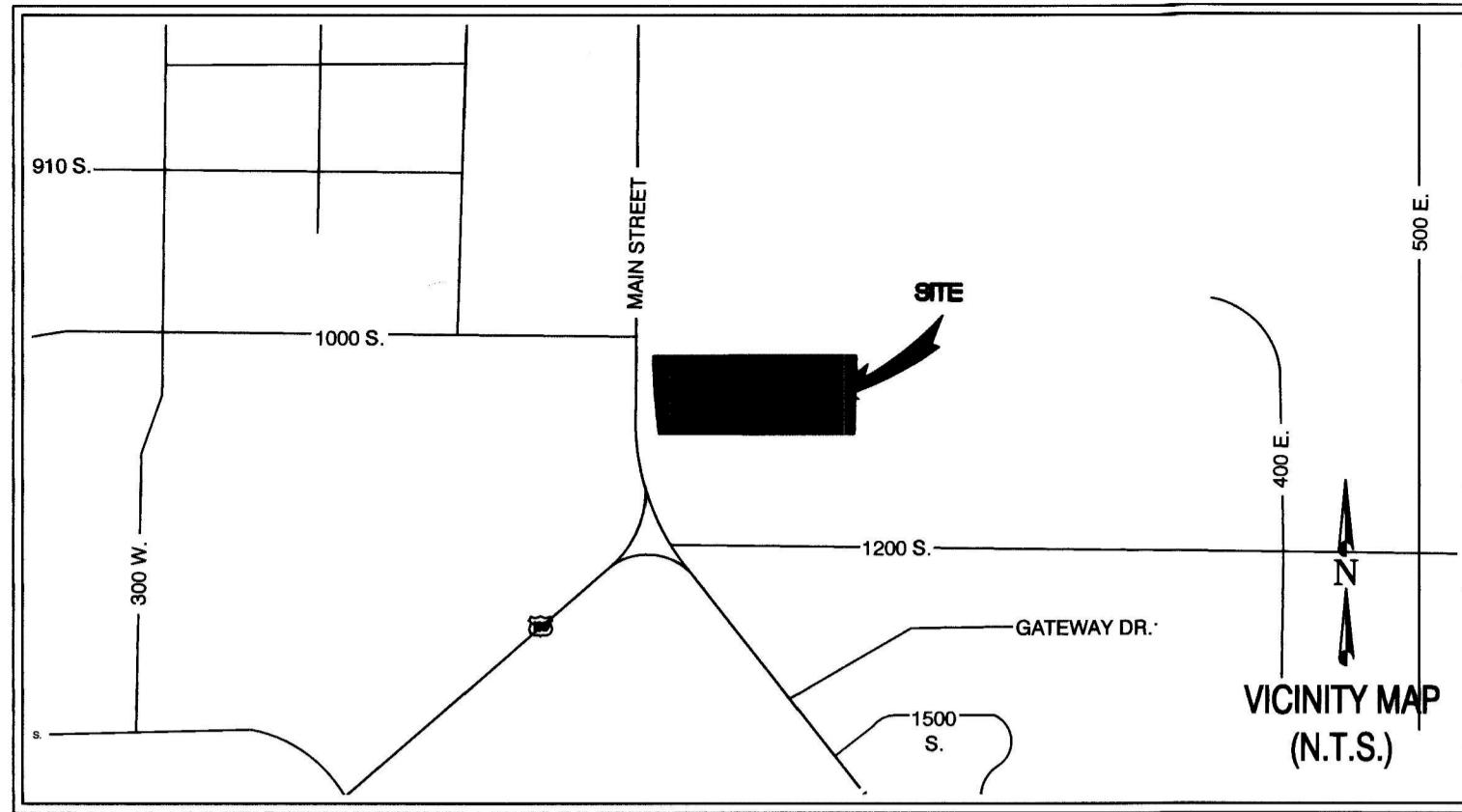


HEBER CROSSING SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH
JULY 2024

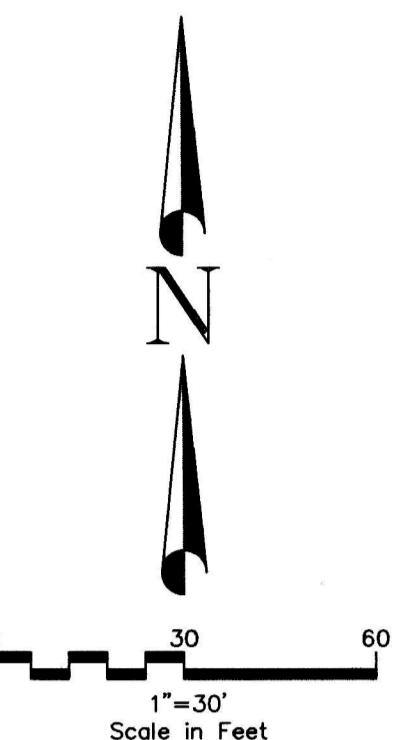


LINE TABLE		
LINE #	LENGTH	BEARING
L1	9.66	N0° 00' 00"E
L2	20.36	S89° 57' 57"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	175.39	1738.16	5°46'54"	N4° 41' 00"W
C2	113.47	1738.16	3°44'25"	S3° 39' 48"E
C3	61.92	1738.16	2°02'28"	S6° 33' 13"E
			1'=30'	Scale in Feet

Legend of Symbols & Abbreviations

- Boundary Line
- Section Line
- Adjacent Parcel
- - - Easement Line
- Right-of-Way Line
- Set Rebar and Cap stamped "CIR"
- Public Utility Easement



Plat Notes

- The parking provided in this subdivision is shared and each lot is to have access to all parking areas, including drivable access across lot lines.
- Subject to easements, encroachments, ditches, utility lines, canals, right-of-ways and roadways, whether recorded or not, that run over, across or through subject property.
- The property lies within the service district #21, Heber Valley Special Service District, The Wasatch County Fire District, and is subject to all assessments levied thereon. Vehicular access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2005.
- An easement over, across or through the land for a right of way and incidental purposes, as granted to Wasatch County by instrument recorded 21 December 1938 as entry no. 49546, in book 18, at page 303, of Official Records.
- An easement or rights in favor of Lake Creek Irrigation Company, a corporation for the distribution system of canals, ditches, pipelines and appurtenances thereto which may affect the land as disclosed by these documents of record, including that certain Amendment to Agreement recorded 16 May 1996 as entry no. 186906, in book 322, at page 496, of Official Records.
- Existing permanent easement and right-of-way twenty (20) feet in width is for the purpose of laying water lines, valves, and related water structures, together with the right to construct, operate, maintain, repair and 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 of said easement existing at the time this document is executed, nor construct or permit to be constructed, any permanent or temporary structures, fences, landscaping (other than trees), 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 owner's expense. Any fencing allowed around or through said easement shall install twelve (12) foot minimum gates and keep easement area accessible to City.
- The subdivision HOA/property owner shall be responsible for all irrigation, landscaping, and maintenance within the easement.
- Subject to that cross access license agreement between FSP7 Heber LLC, COLE GS HEBER CITY UT, LLC, and Utah Department of Transportation having Parcel ID No.: 00-0005-9100, PIN No.: 990999, Project No.: Shed Site, Parcel No.: Shed Site 631 Def. Deed W-19 and signed February 2024.

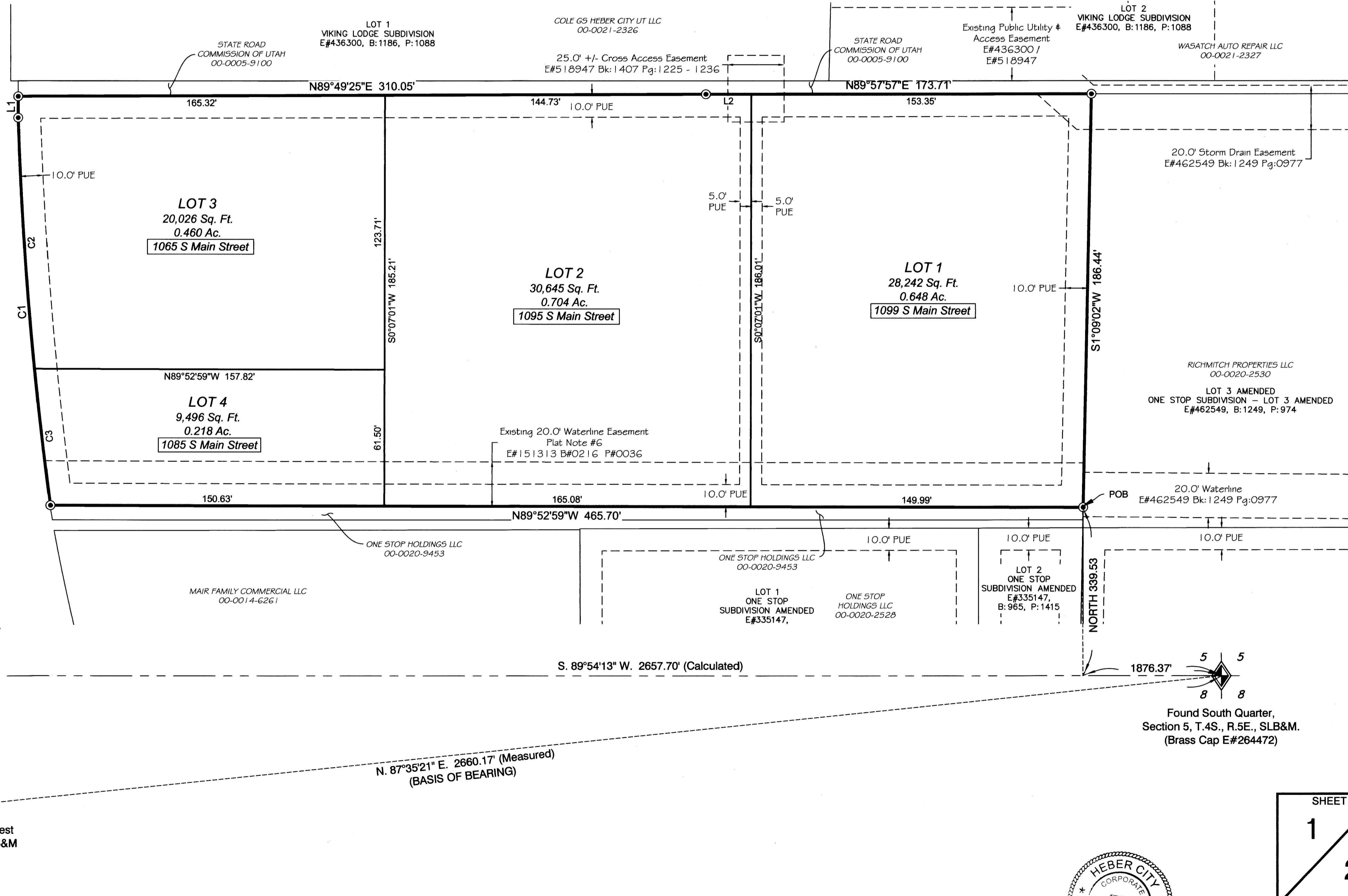
Southwest Corner,
 Section 5, T.4S., R.5E., SLB&M.
 (Calculated)

6
 5
 7
 8
 N. 00°03'25" W.
 107°42' (Calculated)

Found Witness Corner to the Southwest
 Corner of Section 5, T.4S., R.5E., SLB&M.
 1.25" Brass Plug in Concrete
 (0086 RM)

S. 89°54'13" W. 2657.70' (Calculated)

N. 87°35'21" E. 2660.17' (Measured)
 (BASIS OF BEARING)



HEBER CROSSING SUBDIVISION
 LOCATED IN THE SOUTHWEST QUARTER SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST,
 SALT LAKE BASE AND MERIDIAN
 HEBER CITY, WASATCH COUNTY, UTAH
 JULY 2024

OWNER'S DEDICATION

Know all men by these presents that the undersigned are owners of the above described tract of land hereby cause the same to be divided into a street to be hereafter known as:

HEBER CROSSING SUBDIVISION

and does hereby dedicate for the perpetual use of the public, all roads and other areas shown on this plat as intended for public use, the undersigned owners also hereby conveys to Heber City and to any and all public utility companies a perpetual non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

In witness whereof, I have hereunto set my hand this 30 day of July, 2024.

JPK Heber Crossings, LLC, a Utah Limited liability company, as to an undivided 39.31% interest

By: 
 Print Name: Pete Iacobelli
 Title: Manager

OWNER'S DEDICATION

Know all men by these presents that the undersigned are owners of the above described tract of land hereby cause the same to be divided into a street to be hereafter known as:

HEBER CROSSING SUBDIVISION

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In witness whereof, I have hereunto set my hand this 30 day of July, 2024.

Toussaint Heber Crossings, LLC, a Utah Limited liability company, as to an undivided .99% interest

By: 
 Print Name: Pete Iacobelli
 Title: Manager

OWNER'S DEDICATION

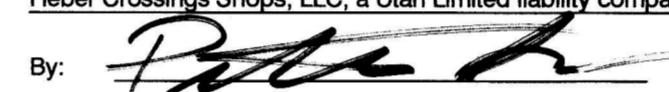
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In witness whereof, I have hereunto set my hand this 30 day of July, 2024.

Heber Crossings Shops, LLC, a Utah Limited liability company, as to an undivided 11.92% interest

By: 
 Print Name: Pete Iacobelli
 Title: Manager

OWNER'S DEDICATION

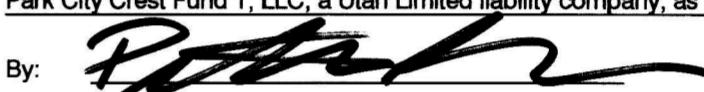
Know all men by these presents that the undersigned are owners of the above described tract of land hereby cause the same to be divided into a street to be hereafter known as:

HEBER CROSSING SUBDIVISION

and does hereby dedicate for the perpetual use of the public, all roads and other areas shown on this plat as intended for public use, the undersigned owners also hereby conveys to Heber City and to any and all public utility companies a perpetual non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities.

In witness whereof, I have hereunto set my hand this 30 day of July, 2024.

Park City Crest Fund 1, LLC, a Utah Limited liability company, as to an undivided 22.37% interest

By: 
 Print Name: Pete Iacobelli
 Title: Manager

NOTARY ACKNOWLEDGMENT

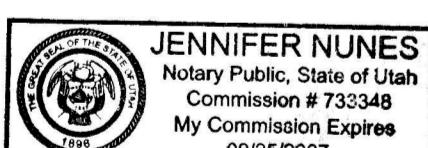
State of Utah)
 County of Davis)
 :ss

On this 30 day of July, in the year 2024, before me, Jennifer Nunes, a Notary Public, personally appeared Pete Iacobelli, the Manager of JPK Heber Crossings, LLC, a Utah Limited liability company, as to an undivided 39.31% interest, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **HEBER CROSSING SUBDIVISION**, and was signed by him/her on behalf of said JPK Heber Crossings, LLC, a Utah Limited liability company, as to an undivided 39.31% interest, and acknowledged that he/she/they executed the same.

Commission Number 733348
 My Commission Expires 09/25/27

Signature: 
 Print Name: Jennifer Nunes

A Notary Public Commissioned in Utah



JENNIFER NUNES
 Notary Public, State of Utah
 Commission # 733348
 My Commission Expires
 09/25/2027

NOTARY ACKNOWLEDGMENT

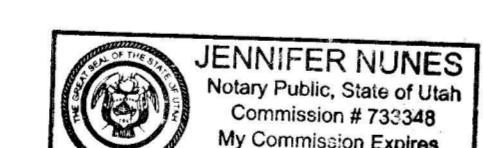
State of Utah)
 County of Davis)
 :ss

On this 30 day of July, in the year 2024, before me, Jennifer Nunes, a Notary Public, personally appeared Pete Iacobelli, the Manager of Toussaint Heber Crossings, LLC, a Utah Limited liability company, as to an undivided .99% interest, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **HEBER CROSSING SUBDIVISION**, and was signed by him/her on behalf of said Toussaint Heber Crossings, LLC, a Utah Limited liability company, as to an undivided .99% interest, and acknowledged that he/she/they executed the same.

Commission Number 733348
 My Commission Expires 09/25/27

Signature: 
 Print Name: Jennifer Nunes

A Notary Public Commissioned in Utah



JENNIFER NUNES
 Notary Public, State of Utah
 Commission # 733348
 My Commission Expires
 09/25/2027

NOTARY ACKNOWLEDGMENT

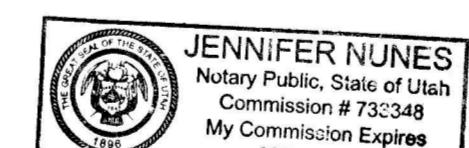
State of Utah)
 County of Davis)
 :ss

On this 30 day of July, in the year 2024, before me, Jennifer Nunes, a Notary Public, personally appeared Pete Iacobelli, the Manager of Heber Crossings Shops, LLC, a Utah Limited liability company, as to an undivided 11.92% interest, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **HEBER CROSSING SUBDIVISION**, and was signed by him/her on behalf of said Heber Crossings Shops, LLC, a Utah Limited liability company, as to an undivided 11.92% interest, and acknowledged that he/she/they executed the same.

Commission Number 733348
 My Commission Expires 09/25/27

Signature: 
 Print Name: Jennifer Nunes

A Notary Public Commissioned in Utah



JENNIFER NUNES
 Notary Public, State of Utah
 Commission # 733348
 My Commission Expires
 09/25/2027

NOTARY ACKNOWLEDGMENT

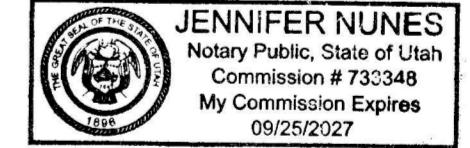
State of Utah)
 County of Davis)
 :ss

On this 30 day of July, in the year 2024, before me, Jennifer Nunes, a Notary Public, personally appeared Pete Iacobelli, the Manager of Park City Crest Fund 1, LLC, a Utah Limited liability company, as to an undivided 22.37% interest, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **HEBER CROSSING SUBDIVISION**, and was signed by him/her on behalf of said Park City Crest Fund 1, LLC, a Utah Limited liability company, as to an undivided 22.37% interest, and acknowledged that he/she/they executed the same.

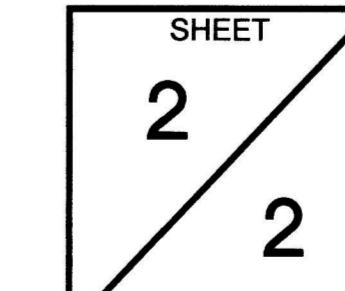
Commission Number 733348
 My Commission Expires 09/25/27

Signature: 
 Print Name: Jennifer Nunes

A Notary Public Commissioned in Utah



JENNIFER NUNES
 Notary Public, State of Utah
 Commission # 733348
 My Commission Expires
 09/25/2027



HEBER CROSSING SUBDIVISION
 LOCATED IN THE SOUTHWEST QUARTER SECTION 5,
 TOWNSHIP 4 SOUTH, RANGE 5 EAST, SLB&M
 HEBER CITY, WASATCH COUNTY, UTAH

PREPARED BY:
CIR | CIVIL ENGINEERING
 + SURVEYING
 10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
 Phone: 435-503-7641

WASATCH COUNTY RECORDER
 Recorded # 549154
 State of Utah, County of Wasatch, Recorded and filed at the request of
 Date: _____ Time: _____ Book: 1485 Page: 1361
 Fee \$ _____ Wasatch County Recorder