

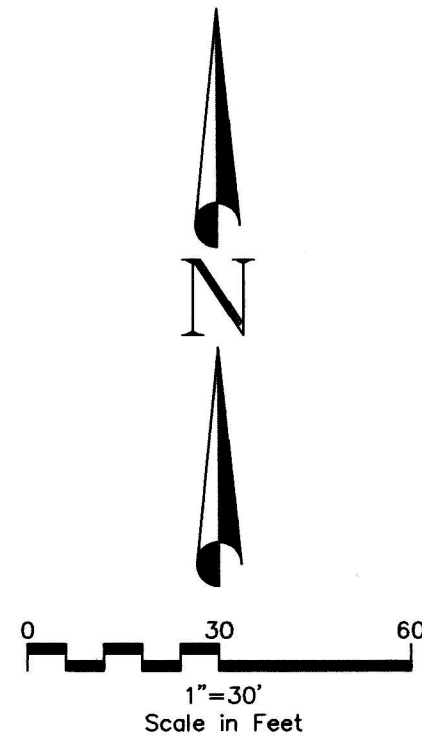
HEBER CROSSING SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER SECTION 5, TOWNSHIP 4 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH
JULY 2024

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	CHORD LENGTH
C1	175.39	1738.16	5°46'54"	N4° 41' 00"W	175.32
C2	113.47	1738.16	3°44'25"	S3° 39' 46"E	113.45
C3	61.92	1738.16	2°02'28"	S6° 33' 13"E	61.92

Legend of Symbols
& Abbreviations

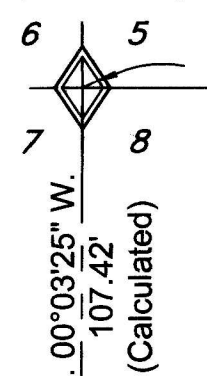
	Boundary Line
	Section Line
	Adjacent Parcel
	Easement Line
	Right-of-Way Line
	Set Rebar and Cap stamped "CIR"
	Public Utility Easement



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 the Jordanelle Special Service 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 a water distribution system of canals, ditches, pipelines and appurtenances thereto which may affect the land as disclosed by mesne documents of record, including that certain Amendment to Agreement recorded 16 May 1996 as entry no. 186986, 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 buildings, 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 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 Licence 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 Sites, Parcel No.: Shed Site 631 Def. Deed W-19 and signed February 2024.

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

PREPARED BY:

CIR CIVIL ENGINEERING
+ SURVEYING

10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: 435-503-7641

LAND USE AUTHORITY

Approved this 12th day of August, A.D. 2024 by Heber City Planning Director

PLANNING DIRECTOR

COUNTY SURVEYOR

Approved this 12th day of August, A.D. 2024.

ROS 3658

WASATCH COUNTY SURVEYOR

CITY ENGINEER

Approved this 13th day of August, A.D. 2024.

Heber City Engineer

HEBER CITY APPROVAL

Presented to Heber City this day of August, A.D. 2024 at which time this subdivision was approved and accepted.

Attest: City Recorder

Heber City Mayor

SURVEYOR'S CERTIFICATE

I, GARY CHRISTENSEN, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5152617 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as **HEBER CROSSING SUBDIVISION**, and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this 19th day of July, 2024. (SEE SEAL BELOW)



BOUNDARY DESCRIPTION

A parcel of land located in the Southwest Quarter of Section 5, Township 4 South, Range 5 East, Salt Lake Base and Meridian being that entire tract of land as described in a Corporate Warranty Deed recorded December 02, 2020 as Entry No. 489620, in Book 1326 at Page 1741 in the Office of the Wasatch County Recorder and being further described as follows:

Beginning at a point on the west line of Lot 3 Amended One Stop Subdivision Lot 3 Amended recorded March 21, 2019 as Entry No. 462549, Book 1249 Page 874 in the Office of the Wasatch County Recorder said point being 1876.37' South 89°54'13" West feet along the South Line of said Section 5 and 389.53 feet North from the Wasatch County Survey Monument found marking the South Quarter Corner of said Section 5; thence N.89°52'59"W. 465.70 feet to a point on the easterly right-of-way line of U.S. Highway 40 and a point of non-tangency with a 1,738.16 feet radius curve to the right, concave East (radius point bears N.82°25'33"E.); thence northerly 175.39 feet along the easterly right-of-way line of said Highway 40 and along the arc of said curve, through a central angle of 05°46'54" (chord bears N.04°41'00"W. 175.32 feet); thence North 9.66 feet along the said easterly right-of-way line of Highway 40; thence N.89°49'25"E. 310.05 feet; thence N.89°57'57"E. 173.71 feet to the northwest corner of said Lot 3; thence S.01°09'02"W. 186.44 feet along the west line of said Lot 3 to the **Point of Beginning**.

The above described entire tract contains 88,409 square feet or 2.030 acres, more or less. Four (4) Lots.
Tax ID No. OHE-1318-1/Parcel No. 00-0020-8298

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 30th day of July, 2024.

FSP7 Heber, LLC, a Utah limited liability company as to an undivided 25.41% interest

By:
Print Name: **Jim Baberson**
Title: **Manager**

NOTARY ACKNOWLEDGMENT

State of Utah)
County of Davis)

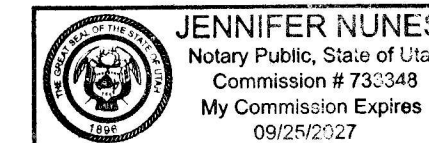
On this 30th day of July, in the year 2024, before me,
personally appeared **Jim Baberson**, the **Manager** of FSP7 Heber, LLC, a Utah limited liability company as to an undivided 25.41% interest, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **HEBER CROSSING SUBDIVISION**, and was signed by him/her on behalf of said FSP7 Heber, LLC, a Utah limited liability company as to an undivided 25.41% interest and acknowledged that he/she/they executed the same.

Commission Number **733348**

My Commission Expires **02/15/27**

Signature:
Print Name: **Jennifer Nunes**

A Notary Public Commissioned in Utah



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

WASATCH COUNTY RECORDER

Recorded # **549154**
State of Utah, County of Wasatch, Recorded and filed at the request of

FSP7 HEBER LLC

Date **11/15/24** Time **10:35A.M.** Book: **1485** Page: **1360-1361**

Fee \$ **108.00** **MARCY M. MURRAY**
Wasatch County Recorder

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

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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: Pete Jacobelli

Print Name: Pete Jacobelli

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:

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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: Pete Jacobelli

Print Name: Pete Jacobelli

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: Pete Jacobelli

Print Name: Pete Jacobelli

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:

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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: Pete Jacobelli

Print Name: Pete Jacobelli

Title: Manager

NOTARY ACKNOWLEDGMENT

State of Utah)
)
County of Davis)

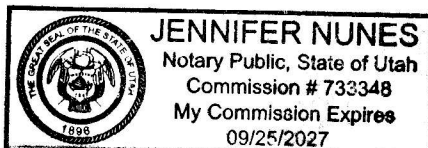
On this 30 day of July, in the year 2024, before me, Jennifer Nunes a Notary Public, personally appeared Pete Jacobelli the Manager of JPK Heber Crossings, LLC, a Utah Limited liability company, as to an undivided 39.31% interest, proved on the basis of satisfactory evidence to be the person(s) whose 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: Jennifer Nunes

Print Name: Jennifer Nunes

A Notary Public Commissioned in Utah



NOTARY ACKNOWLEDGMENT

State of Utah)
)
County of Davis)

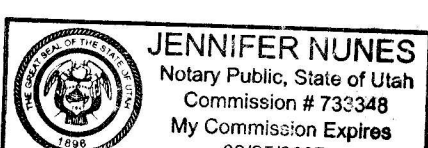
On this 30 day of July, in the year 2024, before me, Jennifer Nunes a Notary Public, personally appeared Pete Jacobelli the Manager of Toussaint Heber Crossings, LLC, a Utah Limited liability company, as to an undivided .99% interest, proved on the basis of satisfactory evidence to be the person(s) whose 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: Jennifer Nunes

Print Name: Jennifer Nunes

A Notary Public Commissioned in Utah



NOTARY ACKNOWLEDGMENT

State of Utah)
)
County of Davis)

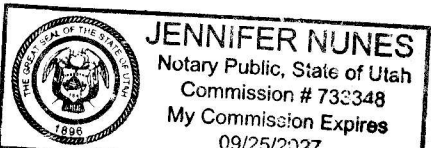
On this 30 day of July, in the year 2024, before me, Jennifer Nunes a Notary Public, personally appeared Pete Jacobelli the Manager of Heber Crossings Shops, LLC, a Utah Limited liability company, as to an undivided 11.92% interest, proved on the basis of satisfactory evidence to be the person(s) whose 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: Jennifer Nunes

Print Name: Jennifer Nunes

A Notary Public Commissioned in Utah



NOTARY ACKNOWLEDGMENT

State of Utah)
)
County of Davis)

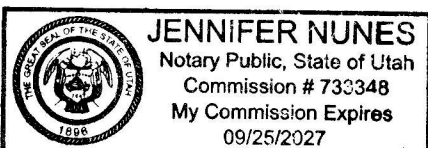
On this 30 day of July, in the year 2024, before me, Jennifer Nunes a Notary Public, personally appeared Pete Jacobelli the Manager of Park City Crest Fund 1, LLC, a Utah Limited liability company, as to an undivided 22.37% interest, proved on the basis of satisfactory evidence to be the person(s) whose 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: Jennifer Nunes

Print Name: Jennifer Nunes

A Notary Public Commissioned in Utah



SHEET
2
2

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