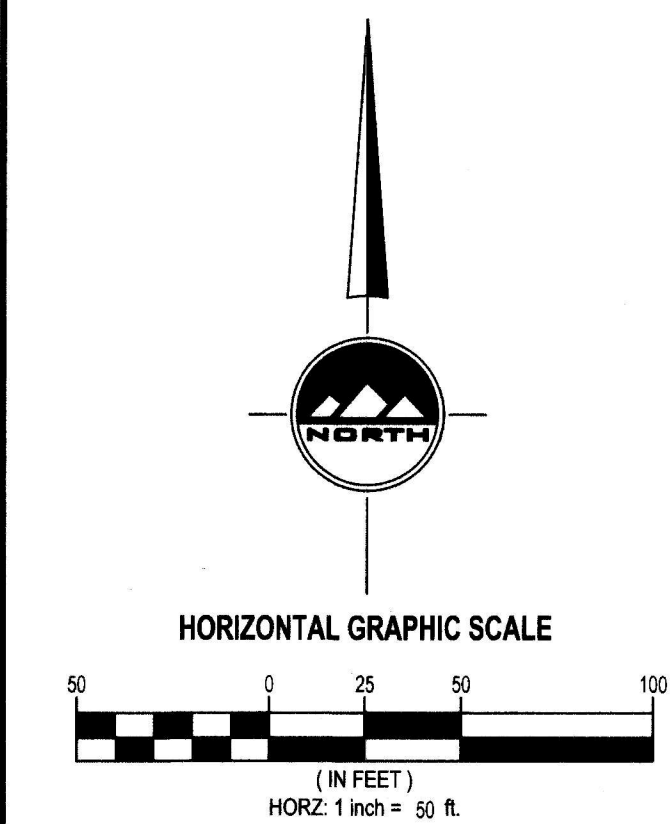


PLAT NOTES

- 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 harmless of any damages to the property within the dedicated easement resulting from maintenance and repair operations of facilities.
- All residential parcels subject to Jordanelle Ridge Public Infrastructure District No. 2 - South Entry No. 524583.
- All proposed units in this plat 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:
  - all dwelling units in buildings containing four or more dwelling units if such buildings have one or more elevators, and
  - 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.
- Open Space Parcels A and B are owned and maintained by the HOA, including maintenance and replacement of drainage structures located thereon. These facilities shall comply with all federal, state, and local regulations for subdivision drainage. An access and drainage easement over said parcels is granted to Heber City with the right to enter, inspect, and monitor storm drain facilities at any time to ensure proper function.
- The area denoted as Temporary Irrigation shall be irrigated only through the irrigation season ending October 22. After this time, the temporary irrigation system for these areas shall be decommissioned and removed.
- This plat is subject to the Jordanelle Ridge Village 2 Long Term Storm Water Maintenance agreement dated March 20, 2024, between Heber City and the Jordanelle Ridge Master Association, recorded in Wasatch County on 3/15/24, Book: 1481, Page: 1021, 1057.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	15.00'	20.63'	78°47'16"	N48°51'59"E	19.04'
C2	15.00'	13.96'	53°19'44"	S86°45'39"W	13.46'
C3	15.00'	13.96'	53°19'44"	N33°25'55"E	13.46'
C4	1998.50'	338.20'	9°41'45"	N8°17'40"W	337.79'
C5	350.00'	161.62'	26°27'28"	N73°19'30"E	160.19'
C6	1998.50'	94.42'	2°42'25"	N2°05'35"W	94.41'
C7	100.00'	152.38'	87°17'35"	S42°54'25"W	138.04'
C8	1964.50'	67.91'	1°58'50"	N6°36'38"W	67.91'
C9	12.00'	19.10'	91°10'27"	N40°58'00"E	17.14'
C10	128.00'	144.77'	64°48'05"	S54°09'10"W	137.17'
C11	128.00'	44.01'	19°41'56"	S11°54'09"W	43.79'
C12	128.00'	6.24'	2°47'34"	S30°32'25"W	6.24'
C13	72.00'	109.70'	87°17'35"	S42°54'25"W	99.39'
C14	12.00'	19.10'	91°10'26"	N47°51'34"W	17.14'
C15	1964.50'	50.06'	3°37'33"	N1°32'34"W	50.06'
C16	1964.50'	2.51'	0°04'23"	N0°46'34"W	2.51'
C17	12.00'	18.85'	90°00'00"	S44°15'37"W	16.97'
C18	12.00'	18.85'	90°00'00"	S45°44'23"E	16.97'
C19	2035.50'	56.40'	1°54'30"	N1°32'00"W	56.39'
C20	12.00'	18.62'	88°52'50"	S42°06'48"W	16.80'
C21	378.00'	37.63'	5°42'15"	N83°42'06"E	37.62'
C22	378.00'	49.07'	7°26'18"	N77°07'48"E	49.04'
C23	378.00'	48.45'	7°20'40"	N69°44'19"E	48.42'
C24	378.00'	39.39'	5°58'21"	N63°04'53"E	39.37'
C25	322.00'	32.80'	5°50'09"	N63°00'51"E	32.78'
C26	322.00'	62.96'	11°12'13"	N71°32'02"E	62.86'
C27	322.00'	52.93'	9°25'04"	N81°50'41"E	52.87'
C28	12.00'	18.62'	88°52'50"	S49°00'22"E	16.80'
C29	2035.50'	89.33'	2°49'03"	N6°57'50"W	99.32'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S7°34'39"E	32.69'
L2	S7°34'39"E	19.66'
L3	N25°09'11"W	8.74'
L4	N25°09'11"W	13.41'



# FITZGERALD FARMS NO. 1 PHASE 1A

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

