

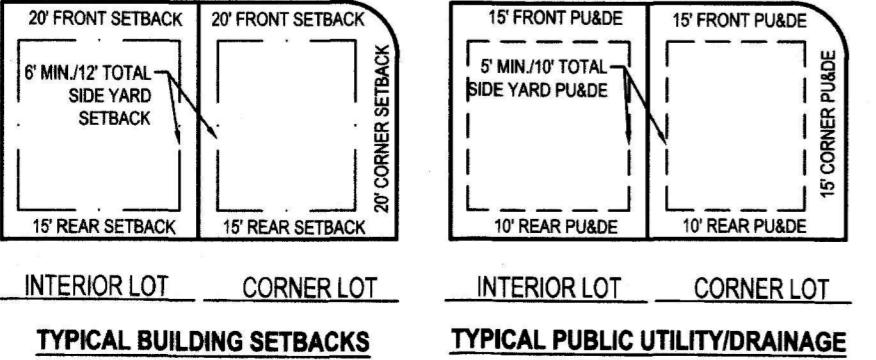
#### PLAT NOTES

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 this plat. These facilities shall be a single-story townhouses, villas, or patio apartments.
2. All residential parcels subject to Jordanelle Ridge Public Infrastructure District No. 2 - South, Entry No. 52434, 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 this plat. These facilities shall be a single-story townhouses, villas, or patio apartments.
3. All buildings, units and routes (trails & pathways) considered "Covered Multifamily Dwellings" are required to meet ADA & FHA accessibility requirements as set forth in Fair Housing Act Design Manual.
4. Buildings, units and routes (trails & pathways) considered "Covered Multifamily Dwellings" 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 this plat. These facilities shall be a single-story townhouses, villas, or patio apartments.
5. The area denoted as Temporary Irrigation shall be irrigated only through the irrigation season ending October 26. After this time, the temporary irrigation system for these areas shall be decommissioned and removed.
6. 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 3/17/24 Book: 1444 Page: 1024-1057.
7. Covered Multifamily Dwellings: 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.

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTAS
C1	15.00'	20.63'	78°47'16" N49°51'59"E 19.04'
C2	15.00'	13.95'	53°19'44" S86°45'39"W 13.46'
C3	15.00'	13.95'	53°19'44" N33°25'55"E 13.46'
C4	1998.50'	338.20'	91°41'45" N87°17'40"E 337.79'
C5	350.00'	161.62'	26°27'26" N73°19'30"E 160.19'
C6	1998.50'	94.42'	24°25'25" N2°05'35"E 94.41'
C7	100.00'	152.36'	87°17'35" S42°54'25"W 138.04'
C8	1964.50'	67.91'	1°58'50" N57°38'38"E 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'	24°27'34" S0°39'25"E 6.24'
C13	72.00'	109.70'	87°17'35" S42°54'25"W 99.37'
C14	12.00'	19.10'	91°10'27" N40°58'00"E 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"E 2.51'
C17	12.00'	18.85'	90°00'00" S44°15'37"E 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°25'25" S42°06'48"W 18.80'
C21	378.00'	37.63'	5°42'15" N83°42'06"E 37.62'
C22	378.00'	49.07'	7°26'18" N77°07'45"E 49.04'
C23	378.00'	48.45'	7°24'40" N89°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" N65°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°26'04" N81°50'41"E 52.87'
C28	12.00'	18.62'	88°25'25" S49°00'22"E 18.80'
C29	2035.50'	99.33'	2°49'03" N5°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'

30' SEWER EASEMENT IN FAVOR OF NVSSD AND STORM DRAIN EASEMENT TO JORDANELLE RIDGE MASTER ASSOCIATION



## 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

NORTH QUARTER CORNER  
SECTION 20, T3S, R5E, SLBM  
(FOUND MONUMENT)

NORTH QUARTER  
CORNER SECTION 29  
T3S, R5E, SLBM  
(OBELITERATED MONUMENT)

SOUTH QUARTER CORNER  
SECTION 29, T3S, R5E, SLBM  
(FOUND MONUMENT)

#### SURVEYOR'S CERTIFICATE

Patrick M. Harris do hereby certify that I am a Professional Land Surveyor, and that I hold License 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.

APRIL 29, 2025

DATE

#### BOUNDARY DESCRIPTION

A parcel of land situate in the Northwest Quarter of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:

SOUTH  
Beginning at a point being North 00°41'38" West 4374.58 feet along the quarter section line and West 511.00 feet from the North Quarter Corner of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running

thence South 20°15'07" East 205.37 feet along the arc of a 2,035.50 foot radius curve to the right (center bears South 76°51'26" West and the chord bears South 10°15'07" East 526.26 feet with a central angle of 26°45'51");

thence North 60°05'47" East 139.46 feet;

thence North 29°54'13" East 66.08 feet;

thence North 33°33'01" East 11.04 feet with a central angle of 24°44'41");

thence North 20°04'23" East 13.46 feet;

thence North 49°15'59" East 88.10 feet;

thence South 60°05'47" West 60.06 feet;

thence South 66°04'09" West 42.02 feet;

thence South 00°44'23" East 124.83 feet;

thence North 89°15'37" East 38.64 feet;

thence North 00°43'47" West 35.93 feet;

thence South 60°05'47" West 60.06 feet;

thence South 66°04'09" West 129.65 feet;

thence South 00°44'23" East 267.14 feet;

thence North 89°15'37" West 108.85 feet;

thence North 00°43'47" West 224.40 feet with the arc of a 1,964.50 foot radius curve to the left (center bears South 83°23'56" West and the chord bears South 09°52'18" West 224.15 feet with a central angle of 68°32'29");

thence North 76°51'27" East 71.00 feet to the point of beginning.

Contains 333.34 Square Feet or 7.657 Acres, and 35 Lots and 2 Parcels

#### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, 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

## FITZGERALD FARMS NO. 1 PHASE 1A

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

PURSUANT TO UTAH CODE 10-64-604(D), THE OWNER HEREBY CONVEYS THE COMMON AREAS, AS INDICATED HEREON, TO THE JORDANELLE RIDGE MASTER ASSOCIATION, WITH A REGISTERED ADDRESS OF PO BOX 708 400

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 13<sup>th</sup> DAY OF MAY, 2025 A.D.

May 13, 2025

GRINOB FITZGERALD FARM OWNER, LLC, A UTAH LIMITED LIABILITY COMPANY  
ITS: SOLE MEMBER AND MANAGER  
BY: GRINOB GP III, LLC  
ITS: MANAGER

STATE OF UTAH ) S.S. OWNER'S ACKNOWLEDGMENT  
COUNTY OF DAVIS )  
ON THIS 13<sup>th</sup> DAY OF MAY, 2025 PERSONALLY APPEARED BEFORE ME AT GREEN ) WHO  
BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE MANAGER ) OF GRINOB GP III, LLC  
A LIMITED LIABILITY COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF GRINOB LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

ASHLEY ALLISON )  
MY COMMISSION EXPIRES )  
COMMISSION NO. 3210587 )  
RESIDING IN DAVIS COUNTY, UTAH )  
MY COMMISSION EXPIRES )  
COMMISSION NO. 3210587 )  
RESIDING IN DAVIS COUNTY, UTAH )  
CITY ENGINEER )  
APPROVED THIS 24<sup>th</sup> DAY OF JUNE, A.D. 2025.

Russell E. )  
CITY CLERK-RECORDER )  
APPROVED THIS 4<sup>th</sup> DAY OF JUNE, A.D. 2025.

PLANNING DIRECTOR )  
APPROVED THIS 4<sup>th</sup> DAY OF JUNE, A.D. 2025.

PLANNING DIRECTOR )  
APPROVED THIS 4<sup>th</sup> DAY OF JUNE, A.D. 2025.

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

SURVEYOR'S SEAL  
NATIONAL LAND SURVEYOR  
No. 286882  
PATRICK M. HARRIS  
STATE OF UTAH  
Clerk-Recorder Seal  
N/A

NOTARY PUBLIC SEAL  
CITY ENGINEER SEAL  
CLERK-RECORDER SEAL  
TARAN NITCHOLLS  
JUNE 27, 2025 TIME: 11:03 A.M. BOOK: 1570 PAGE: 0400  
FEE: \$124.00  
DEPUTY WASATCH COUNTY RECORDER  
MARCY M. MURRAY  
JUNE 27, 2025 TIME: 11:03 A.M. BOOK: 1570 PAGE: 0400  
FEE: \$124.00  
DEPUTY WASATCH COUNTY RECORDER

DEVELOPER  
DR HORTON  
12351 S. GATEWAY PARK PLACE  
SUITE D-100  
DRAPER, UT 84020  
PHONE: 801.571.7101

ENSIGN  
HORZ: 1 inch = 50 ft.  
(IN FEET)

LAYTON  
Phone: 801.547.1100  
TOOELE  
Phone: 801.254.3390  
CEDAR CITY  
Phone: 435.565.1463  
RICHFIELD  
Phone: 435.625.0007  
COLORADO SPRINGS  
Phone: 719.476.0119

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

SHEET 1 OF 1  
PROJECT NUMBER: 1294  
MANAGER: BAM  
DRAWN BY: KFW  
CHECKED BY: PMH  
DATE: 4/29/25

NORTH VILLAGE SPECIAL SERVICE DISTRICT  
ACCEPTED THIS 15<sup>th</sup> DAY OF MAY, A.D.  
2025 BY SPECIAL SERVICE DISTRICT.  
ROS NO. 3205  
WASATCH COUNTY SURVEYOR  
S/ May 2025  
WASATCH COUNTY SURVEYOR  
S/ May 2025  
DATE

COUNTY SURVEYOR  
RECORDED #  
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE  
REQUEST OF: TARAN NITCHOLLS  
DATE: JUNE 27, 2025 TIME: 11:03 A.M. BOOK: 1570 PAGE: 0400  
FEE: \$124.00  
DEPUTY WASATCH COUNTY RECORDER  
MARCY M. MURRAY  
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