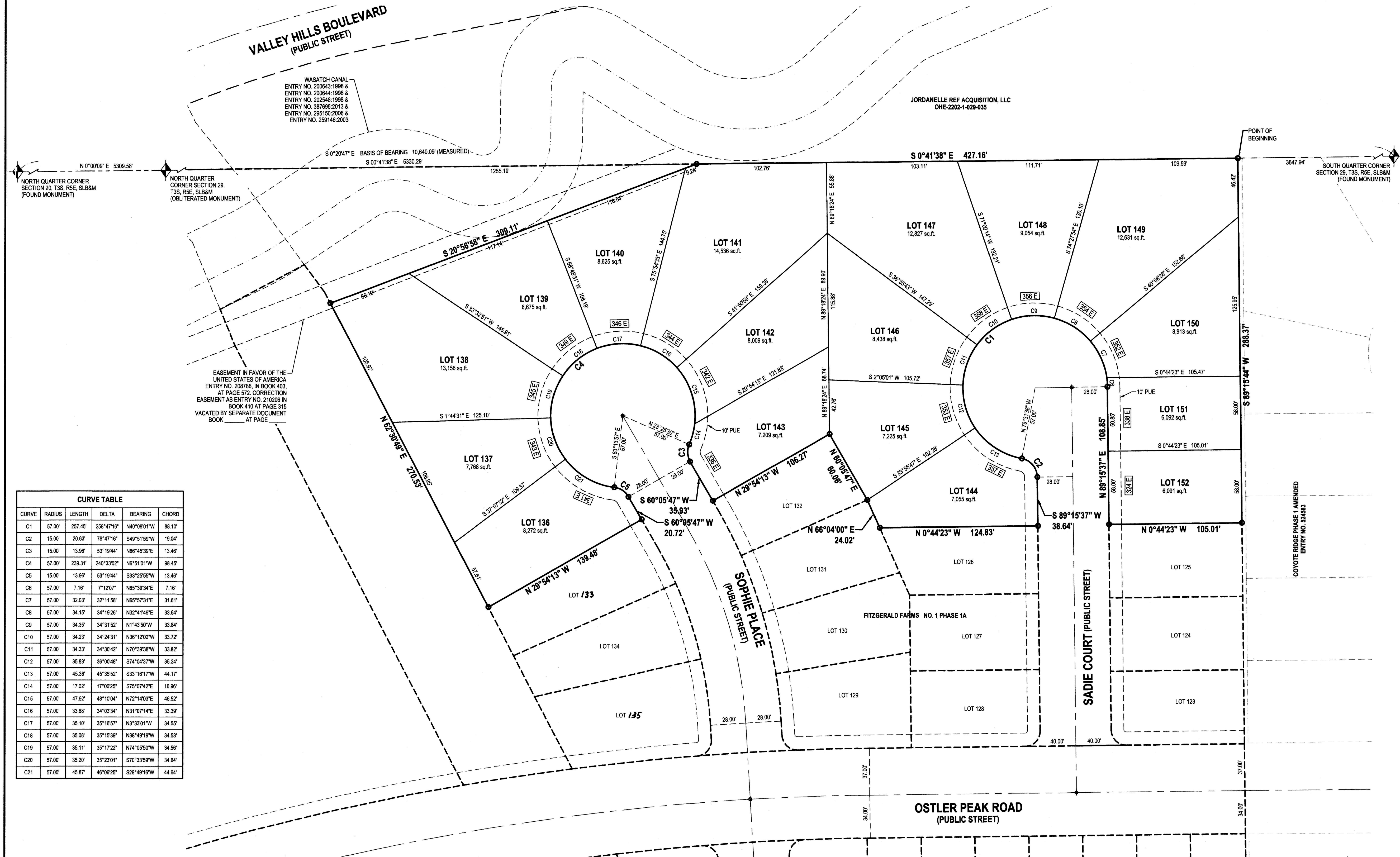


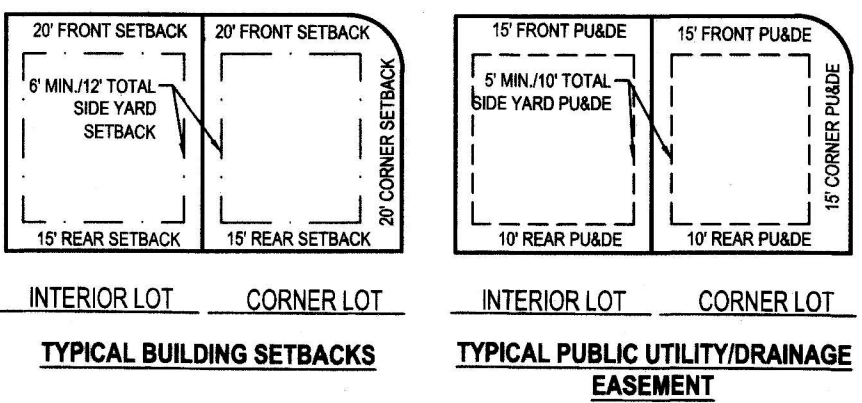
FITZGERALD FARMS NO. 1 PHASE 1B

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

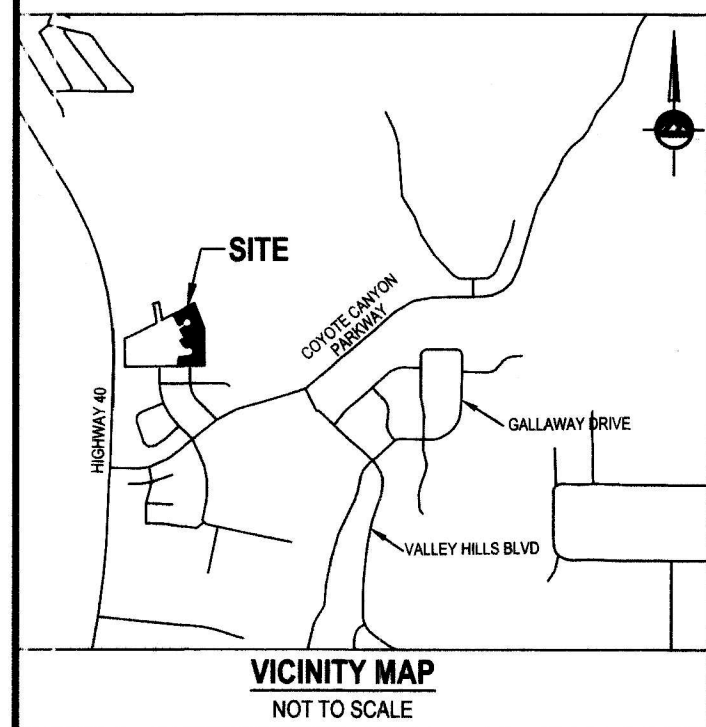
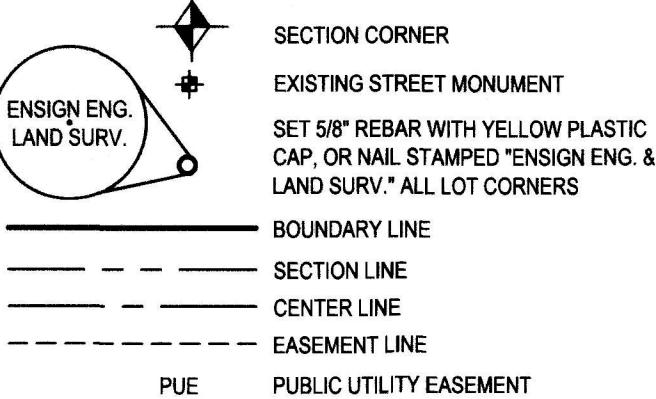


PLAT NOTES

- 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 521439.
- 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:
1. all dwellings 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. 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.
- The area denoted as Temporary Irrigation shall be irrigated only through the irrigation system ending October 2024. 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 3/19/24 Book: 1414, Page: 1024-1057.



LEGEND



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

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

LAYTON
Phone: 801.507.1190
TOOELE
Phone: 435.843.3860
CEDAR CITY
Phone: 435.843.1053
RICHFIELD
Phone: 435.843.0147
COLORADO SPRINGS
Phone: 719.478.0119

SHEET 1 OF 1
PROJECT NUMBER : 1264
MANAGER : BAM
DRAWN BY : KFW
CHECKED BY : PMH
DATE : 4/29/25

NORTH VILLAGE SPECIAL SERVICE DISTRICT
ACCEPTED THIS 15th DAY OF May A.D., 2025 BY SPECIAL SERVICE DISTRICT
NORTH VILLAGE SPECIAL SERVICE DISTRICT

COUNTY SURVEYOR
APPROVED AS TO FORM:
ROS NO. 3805
WASATCH COUNTY SURVEYOR
DATE: 5/6/25

RECORDED #
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
REQUEST OF: JARAN NICHOLLS
DATE: JUNE 27, 2025 TIME: 11:04 A.M. BOOK: 1520 PAGE: 0407
FEE: \$587.00
DEPUTY WASATCH COUNTY RECORDER

SURVEYOR'S CERTIFICATE

I, 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.

PATRICK M. HARRIS
CERTIFICATE NO. 286882

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:

Beginning at a point on the northerly boundary line of Coyote Ridge Phase 1 Amended, recorded as Entry No. 524583 in the Office of the Wasatch County Recorder, said point being North 00°41'38" West 3,647.94 feet along the quarter section line from the South Quarter Corner of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running

thence South 89°15'44" West 288.37 feet along said northerly boundary line;
thence North 00°44'23" West 105.01 feet;
thence North 89°15'37" East 108.85 feet;
thence Northwesterly 257.45 feet along the arc of a 57.00 foot radius curve to the left (center bears North 00°44'23" West and the chord bears North 40°08'01" West 88.10 feet with a central angle of 258°47'16");
thence Southwesterly 20.63 feet along the arc of a 15.00 foot radius curve to the right (center bears North 79°31'38" West and the chord bears South 45°51'59" West 19.04 feet with a central angle of 78°47'16");
thence South 89°15'37" West 38.64 feet;
thence North 00°44'23" West 124.83 feet;
thence North 86°04'00" East 24.02 feet;
thence North 60°05'47" East 60.06 feet;
thence North 29°54'13" West 106.27 feet;
thence North 89°15'37" East 35.83 feet;
thence Northwesterly 13.96 feet along the arc of a 15.00 foot radius curve to the right (center bears South 29°54'13" East and the chord bears North 86°45'38" East 13.46 feet with a central angle of 53°19'44");
thence Northwesterly 285.18 feet along the arc of a 57.00 foot radius curve to the left (center bears North 23°25'30" East and the chord bears North 29°54'13" West 106.08 feet with a central angle of 286°39'27");
thence Southwesterly 13.96 feet along the arc of a 15.00 foot radius curve to the right (center bears North 83°13'57" West and the chord bears South 33°25'55" West 13.46 feet with a central angle of 53°19'44");
thence South 50°05'47" West 20.72 feet;
thence North 29°54'13" West 138.45 feet;
thence North 62°30'49" East 270.53 feet;
thence South 20°56'58" East 309.11 feet to the quarter section line;
thence South 00°41'38" East 427.16 feet along the quarter section line to the point of beginning.

Contains 154,577 Square Feet or 3.549 Acres, and 17 Lots

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 1B

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 10-9A-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 708400 SANDY, UT 84070 - 8400

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 5th DAY OF MAY, 2025 A.D.

Jordanelle Ridge Master Association
DATE: May 13, 2025

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH, COUNTY OF DAVIS, S.S. I, DAVIS, do hereby acknowledge that I am the owner of the above described tract of land, and that I have caused the same to be subdivided into streets and easements, to be hereafter known as

ON THIS 10th DAY OF MAY, A.D. 2025, PERSONALLY APPEARED BEFORE ME, AJ GREEN, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE MANAGER OF JORDANELLE RIDGE MASTER ASSOCIATION, A LIMITED LIABILITY COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

NOTARY PUBLIC: Ashley Allsop
MY COMMISSION EXPIRES: SEP. 10, 2028
COMMISSION NO: 7394050
RESIDING IN DAVIS COUNTY, UTAH

ASHLEY ALLSOP
Notary Public, State of Utah
My Commission Expires on
September 06, 2028
Comm. Number: 7394050

CITY ENGINEER

APPROVED THIS 24th DAY OF JUNE, A.D. 2025.
Russell Tuck
CITY ENGINEER - (SEE SEAL BELOW)

CITY CLERK-RECORDER

APPROVED THIS 4th DAY OF JUNE, A.D. 2025.
Shirley M. Moore
CLERK-RECORDER - (SEE SEAL BELOW)

PLANNING DIRECTOR

APPROVED THIS 29th DAY OF May, A.D. 2025.
Jesse Peterson
PLANNING DIRECTOR - DESIGNEE

FITZGERALD FARMS NO. 1 PHASE 1B

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

