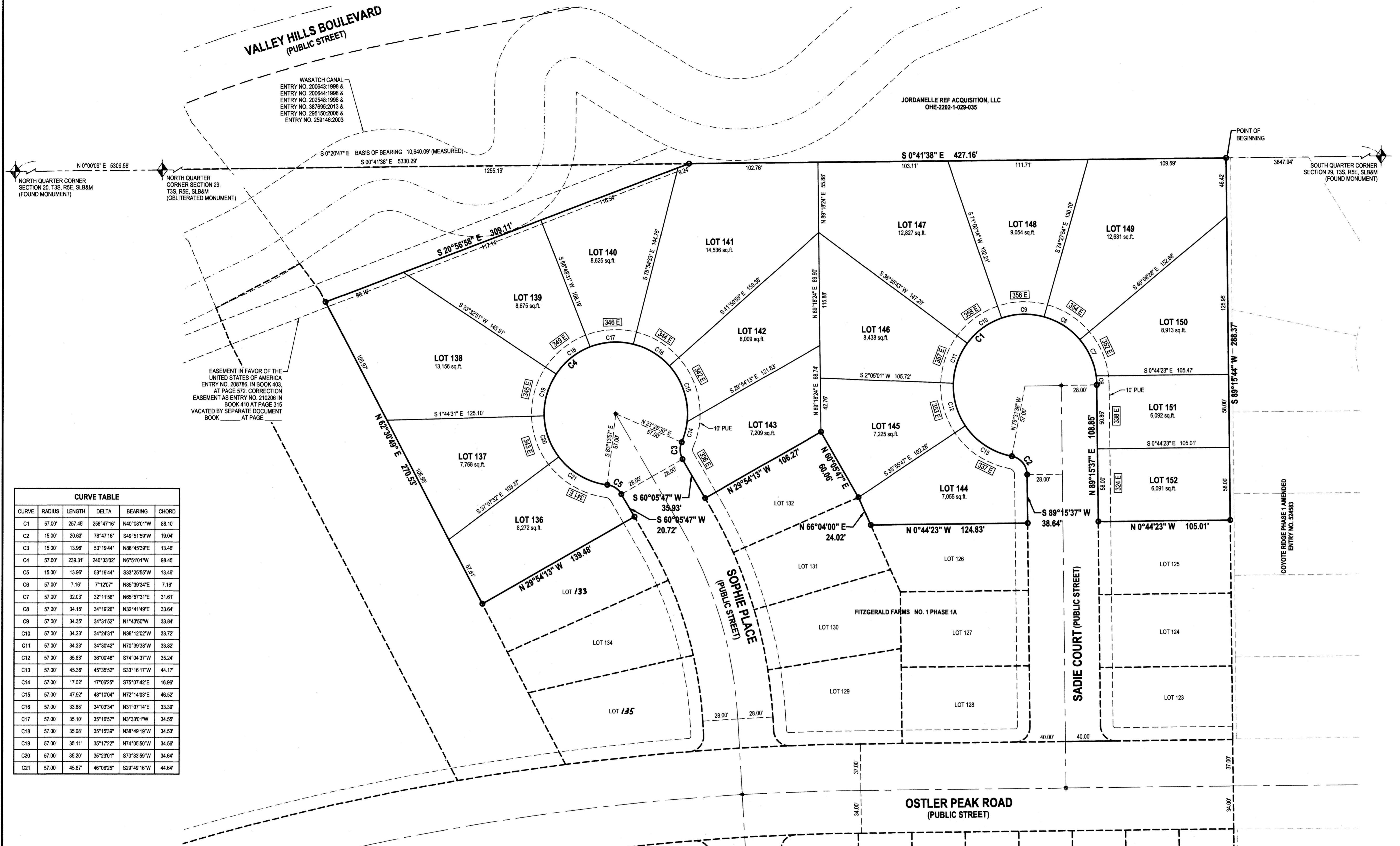


FITZGERALD FARMS NO. 1 PHASE 1B

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



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



SALT LAKE CITY
45 W, 1000 S, Suite 500
TOLEDO
Phone: 801.255.3390
CEDAR CITY
Phone: 436.865.1453
RICHFIELD
Phone: 435.625.0107
COLORADO SPRINGS
Phone: 719.475.0119

DEVELOPER
PROJECT NUMBER: 12964
MANAGER: B.A.M.
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
ROS NO. **32035**
NORTH VILLAGE SPECIAL SERVICE DISTRICT
WASATCH COUNTY SURVEYOR

COUNTY SURVEYOR
APPROVED AS TO FORM.
ROS NO. **32035**
WASATCH COUNTY SURVEYOR

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: **\$82.00**
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.

R. M. Harris
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 074°13' 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°42'23" West 105.01 feet;
thence North 89°15'37" East 257.45 feet;

thence Northwesterly 20.63 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 S 74°27'54"E 130.10');

thence North 45°40' West 13.64 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 S 74°27'54"E 130.10');

thence North 89°15'44" East 35.93 feet;

thence Northeastly 13.46 feet with a central angle of 53°19'44";

thence Northwesterly 28.18 feet along the arc of a 57.00 foot radius curve to the left (center bears North 23°26'30" East and the chord bears N 29°54'13" West 13.64 feet);

thence North 45°40' West 13.64 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 S 33°25'55" West 13.64 feet);

thence North 89°15'44" East 27.22 feet;

thence North 29°54'13" West 13.64 feet;

thence South 00°41'38" East 427.16 feet along the quarter section line to the point of beginning.

Contains 154.57 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 10-84-604(D), THE OWNER HEREBY CONVEYS THE COMMON AREAS, AS INDICATED HEREON, TO THE **JORDANELLE RIDGE MASTER** ASSOCIATION, WITH A REGISTERED ADDRESS OF **PO BOX 703400** SANDY, UT 84070-70400

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 6th DAY OF **MAY**, 2025 A.D.

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

May 13, 2025

STATE OF UTAH, COUNTY OF **DAVIS**, I, S.S. **OWNER'S ACKNOWLEDGMENT**
ON THE **13th** DAY OF **MAY**, A.D. 2025 PERSONALLY APPEARED BEFORE ME, **AJ GREEN**, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHES IS THE **MANAGER** OF **GRINOB LTD. LP III, LLC**, A LIMITED LIABILITY COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

AJ Green
TESTIMONY
MY COMMISSION EXPIRES
COMMISSION NO. **32035**
RESIDING IN **DAVIS** COUNTY, UTAH
ASHLEY ALLSOP
Notary Public State of Utah
My Commission Expires on:
Comm. Number: 32035

CITY ENGINEER
APPROVED THIS **24th** DAY OF **JUNE**, A.D. 2025.

Russell P. R.
CITY ENGINEER (SEE SEAL BELOW)

CITY CLERK-RECORDER

APPROVED THIS **4th** DAY OF **JUNE**, A.D. 2025.

Waine M. M.
CLERK-RECORDER (SEE SEAL BELOW)

PLANNING DIRECTOR

APPROVED THIS **29th** DAY OF **MAY**, A.D. 2025.

James E. M.
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

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL