



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 required 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.

DATE: Sept. 23, 2025

PATRICK M. HARRIS
CERTIFICATE NO. 286882

BOUNDARY DESCRIPTIONS

Parcel 1
A parcel of land situated 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 being North 00°41'38" West 4,336.40 feet along the quarter section line and West 575.55 feet from the South Quarter Corner of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running thence Southwesterly 14.00 feet along the arc of a 26.00 foot radius curve to the right (center bears North 42°48'45" West and the chord bears South 62°36'35" West 13.83 feet with a central angle of 30°50'40"); thence North 78°01'56" West 75.36 feet; thence Northwesterly 27.97 feet along the arc of a 18.00 foot radius curve to the right (center bears North 11°58'04" West and the chord bears North 52°27'24" West 25.24 feet with a central angle of 88°01'21"); thence Northwesterly 227.19 feet along the arc of a 1,858.00 foot radius curve to the left (center bears South 77°03'17" West and the chord bears North 16°26'54" West 227.05 feet with a central angle of 07°00'21"); thence North 19°57'04" West 177.99 feet; thence Northwesterly 194.21 feet along the arc of a 264.00 foot radius curve to the left (center bears South 70°02'59" West and the chord bears North 37°46'14" West 161.63 feet with a central angle of 35°38'00"); thence Northwesterly 9.53 feet along the arc of a 26.50 foot radius curve to the right (center bears North 34°24'36" East and the chord bears North 44°46'17" West 5.57 feet with a central angle of 21°38'15"); to the southerly right-of-way line of Fitzgerald Road, as depicted on the Jordanelle Ridge Village 2 Phase 1B Road Dedication Plat recorded in the Office of the Wasatch County Recorder; thence along said southerly right-of-way line the following two (2) courses: (1) Northwesterly 2.48 feet along the arc of a 384.00 foot radius curve to the left (center bears North 62°57'25" West and the chord bears North 28°51'29" East 2.48 feet with a central angle of 00°22'11"); (2) North 26°40'24" East 83.66 feet; thence Northwesterly 30.41 feet along the arc of a 18.00 foot radius curve to the right (center bears South 62°59'20" East and the chord bears North 73°24'21" East 26.92 feet with a central angle of 96°47'21"); thence Southwesterly 230.61 feet along the arc of a 364.50 foot radius curve to the right (center bears South 33°47'58" West and the chord bears South 38°04'33" East 228.78 feet with a central angle of 36°14'58"); thence South 19°57'04" East 181.74 feet; thence Southwesterly 255.92 feet along the arc of a 1,984.50 foot radius curve to the right (center bears South 70°03'09" West and the chord bears South 16°12'56" East 255.74 feet with a central angle of 07°07'57"); to the point of beginning.
Contains 68,590 Square Feet or 1.575 Acres and 24 Units.

Parcel 2
A parcel of land situated 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 being North 00°41'38" West 4,223.79 feet along the quarter section line and West 555.45 feet from the South Quarter Corner of Section 29, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running thence South 62°28'41" West 253.27 feet; thence Northwesterly 405.60 feet along the arc of a 1,726.00 foot radius curve to the left (center bears South 83°30'47" West and the chord bears North 13°13'08" West 404.67 feet with a central angle of 13°27'51"); thence North 19°57'04" West 177.99 feet; thence Northwesterly 57.97 feet along the arc of a 132.00 foot radius curve to the left (center bears South 70°02'56" West and the chord bears North 32°31'59" West 57.51 feet with a central angle of 25°09'45"); thence North 45°06'53" West 38.23 feet to the southerly right-of-way line of Fitzgerald Road, as depicted on the Jordanelle Ridge Village 2 Phase 1B Road Dedication Plat recorded in the Office of the Wasatch County Recorder; thence Northwesterly 96.13 feet along the arc of a 384.00 foot radius curve to the left (center bears North 43°37'21" West and the chord bears North 39°12'22" East 95.88 feet with a central angle of 14°20'24"); along said southerly right-of-way line; thence Southwesterly 14.14 feet along the arc of a 26.50 foot radius curve to the right (center bears South 04°15'29" West and the chord bears South 68°47'07" East 13.86 feet with a central angle of 81°46'87"); thence Southwesterly 139.82 feet along the arc of a 236.00 foot radius curve to the right (center bears South 36°06'11" West and the chord bears South 36°55'27" East 137.79 feet with a central angle of 33°56'45"); thence South 19°57'04" East 177.99 feet; thence Southwesterly 372.73 feet along the arc of a 1,830.00 foot radius curve to the right (center bears North 70°02'58" West and the chord bears South 14°14'08" East 372.38 feet with a central angle of 11°40'11"); thence North 81°43'07" West and the chord bears North 09°38'10" West 87.84 feet with a central angle of 02°42'33"); thence Northwesterly 27.97 feet along the arc of a 18.00 foot radius curve to the right (center bears North 19°00'34" East and the chord bears North 33°31'15" East 25.24 feet with a central angle of 88°01'21"); thence North 78°01'56" East 75.36 feet; thence Southwesterly 14.00 feet along the arc of a 26.00 foot radius curve to the right (center bears South 11°58'05" East and the chord bears South 86°32'44" East 13.83 feet with a central angle of 30°50'40"); thence Southwesterly 75.30 feet along the arc of a 1,984.50 foot radius curve to the right (center bears South 78°32'52" West and the chord bears South 19°17'45" East 75.30 feet with a central angle of 02°18'46"); to the point of beginning.
Contains 68,336 Square Feet or 1.513 Acres and 29 Units.

Total Acreage Contains 151,926 Square Feet or 3.488 Acres and 53 Units.

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. 2 PHASE 2B

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 MONTREAU OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 12351 SOUTH GATEWAY PARK PLACE D-100, DRAPER, UTAH 84042.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 24TH DAY OF September, 2025A.D.

Grnoel Fitzgerald Farm, LLC AT Green
NAME, TITLE Manager DATE September 24, 2025

STATE OF UTAH **COUNTY OF DAVIS** **S.S.** **OWNER'S ACKNOWLEDGMENT**
ON THIS 24TH DAY OF September, A.D. 2025, PERSONALLY APPEARED BEFORE ME AT GREEN WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE MANAGER OF GRNOBEL FITZGERALD FARMS, LLC, 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.

Patrick M. Harris 9.16.2020
NOTARY PUBLIC MY COMMISSION EXPIRES 9.16.2020
COMMISSION NO. 7591090
RESIDING CANBYVILLE COUNTY, DAVIS, UTAH

CITY ENGINEER
APPROVED THIS 8TH DAY OF December, A.D. 2025.
Russell R. Rake
CITY ENGINEER - (SEE SEAL BELOW)

CITY CLERK-RECORDER
APPROVED THIS 25TH DAY OF November, A.D. 2025.
Shirley Wilcox
CLERK-RECORDER - (SEE SEAL BELOW)

PLANNING DIRECTOR
APPROVED THIS 25TH DAY OF November, A.D. 2025.
James B. Brown
PLANNING DIRECTOR - (SEE SEAL BELOW)

FITZGERALD FARMS NO. 2 PHASE 2B
LOCATED IN THE NORTHWEST QUARTER OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN
HEBER CITY, WASATCH COUNTY, UTAH

RECORDED # 567843

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
REQUEST OF: GRNOBEL FITZGERALD FARM LLC
DATE: 12-8-2025 TIME: 3:16 PM BOOK: 1539 PAGE: 9316
FEE \$ 160.00 MARCY M. MURRAY LA
WASATCH COUNTY RECORDER