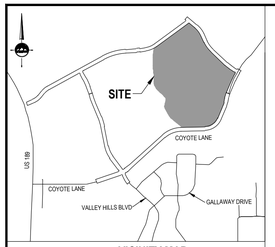
JORDANELLE RIDGE VILLAGE 2 POD 20

LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 20 AND THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE & MERIDIAN HEBER CITY, WASATCH COUNTY, UTAH

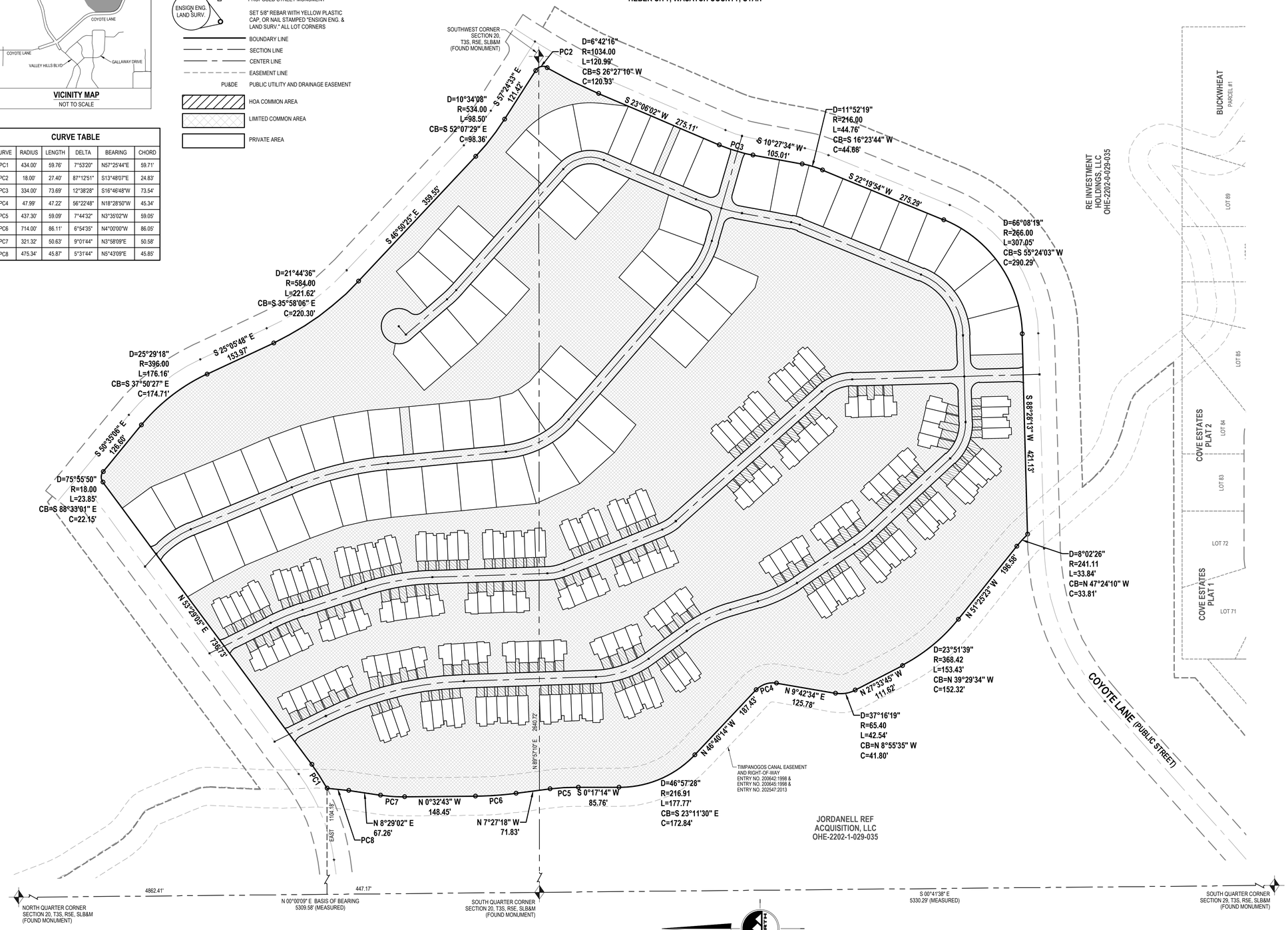


VICINITY MAP
NOT TO SCALE

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- ENSIGN ENG. LAND SURV. — SET 5/8" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV." ALL LOT CORNERS
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- PU&DE — PUBLIC UTILITY AND DRAINAGE EASEMENT
- HOA COMMON AREA
- LIMITED COMMON AREA
- PRIVATE AREA

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	434.00'	59.76'	7°53'20"	N57°25'44"E	59.71'
PC2	18.00'	27.40'	87°12'51"	S13°48'07"E	24.83'
PC3	334.00'	73.69'	12°38'28"	S16°46'48"W	73.54'
PC4	47.99'	47.22'	56°22'48"	N18°28'50"W	45.34'
PC5	437.30'	59.09'	7°44'32"	N3°35'02"W	59.05'
PC6	714.00'	86.11'	6°54'35"	N4°00'00"W	86.05'
PC7	321.32'	50.63'	9°01'44"	N3°58'09"E	50.58'
PC8	475.34'	45.87'	5°31'44"	N5°43'09"E	45.85'



DEVELOPER
MOMENTUM DEVELOPMENT
10421 S. JORDAN GATEWAY BLVD, #200
SOUTH JORDAN, UTAH 84095
PHONE: 801.316.3193

NORTH

HORIZONTAL GRAPHIC SCALE

100 0 50 100 200
(IN FEET)
HORZ: 1 inch = 100 ft.

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:801.547.1100
TOOELE Phone: 435.843.3590
CEDAR CITY Phone: 435.865.1453
RICHFIELD Phone: 435.590.0187
COLORADO SPRINGS Phone: 719.476.0119

PROJECT NUMBER : 10229A
MANAGER : BAM
DRAWN BY : KFW
CHECKED BY : PWH
DATE : 6.21.21

SHEET 1 OF 5

WASATCH COUNTY SURVEYOR'S CERTIFICATE

THIS OFFICE HAS REVIEWED THIS PLAT AND ACCEPTS THIS PLAT AS MEETING THE REQUIREMENTS OF TITLE 16 OF THE WASATCH COUNTY CODE.

ACCEPTED THIS ____ DAY OF _____ A.D., 20 ___ .

WASATCH COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, Patrick M. Harris, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate 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 — DATE

BOUNDARY DESCRIPTION

A parcel of land situate in the Southeast Quarter of Section 20, and the Northeast 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°00'09" East 447.17 feet along the quarter section line and East 1,104.18 feet from the South Quarter Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running thence Northeasterly 59.76 feet along the arc of a 434.00 foot radius curve to the left (center bears North 28°37'36" West and the chord bears North 57°25'44" East 59.71 feet with a central angle of 07°53'20"); thence North 53°29'05" East 736.73 feet; thence Southeasterly 23.85 feet along the arc of a 18.00 foot radius curve to the right (center bears South 36°30'55" East and the chord bears South 88°33'01" East 22.15 feet with a central angle of 75°55'50"); thence South 50°35'06" East 126.60 feet; thence Southeasterly 176.16 feet along the arc of a 396.00 foot radius curve to the right (center bears South 39°24'54" West and the chord bears South 37°50'27" East 174.71 feet with a central angle of 25°29'18"); thence South 25°05'48" East 153.97 feet; thence Southeasterly 221.62 feet along the arc of a 584.00 foot radius curve to the left (center bears North 64°54'12" East and the chord bears South 35°58'06" East 220.30 feet with a central angle of 21°44'36"); thence South 46°30'25" East 359.55 feet; thence Southeasterly 98.50 feet along the arc of a 534.00 foot radius curve to the left (center bears North 43°09'35" East and the chord bears South 52°07'29" East 98.36 feet with a central angle of 10°34'08"); thence South 57°24'33" East 121.42 feet; thence Southeasterly 27.40 feet along the arc of a 18.00 foot radius curve to the right (center bears South 32°35'27" West and the chord bears South 13°48'07" East 24.83 feet with a central angle of 87°12'51"); thence Southwesterly 120.99 feet along the arc of a 1,034.00 foot radius curve to the left (center bears South 60°11'42" East and the chord bears South 26°27'10" West 120.93 feet with a central angle of 06°42'16"); thence South 23°06'02" West 275.11 feet; thence Southwesterly 73.69 feet along the arc of a 334.00 foot radius curve to the left (center bears South 66°53'58" East and the chord bears South 16°46'48" West 73.54 feet with a central angle of 12°38'28"); thence South 10°27'34" West 105.01 feet; thence Southwesterly 44.76 feet along the arc of a 216.00 foot radius curve to the right (center bears North 79°32'26" West and the chord bears South 16°23'44" West 44.68 feet with a central angle of 11°52'19"); thence South 22°19'54" West 275.29 feet; thence Southwesterly 307.05 feet along the arc of a 266.00 foot radius curve to the right (center bears North 67°40'06" West and the chord bears South 55°24'03" West 290.29 feet with a central angle of 66°08'19"); thence South 88°28'13" West 421.13 feet; thence Northwesterly 33.84 feet along the arc of a 241.11 foot radius curve to the left (center bears South 46°37'03" West and the chord bears North 47°24'10" West 33.81 feet with a central angle of 08°02'26"); thence North 51°25'23" West 196.58 feet; thence Northwesterly 153.43 feet along the arc of a 368.42 foot radius curve to the right (center bears North 38°34'37" East and the chord bears North 39°29'34" West 152.32 feet with a central angle of 23°51'39"); thence North 27°33'45" West 111.62 feet; thence Northwesterly 42.54 feet along the arc of a 65.40 foot radius curve to the right (center bears North 62°26'15" East and the chord bears North 08°55'35" West 41.80 feet with a central angle of 37°16'19"); thence North 09°42'34" East 125.78 feet; thence Northwesterly 47.22 feet along the arc of a 47.99 foot radius curve to the left (center bears North 80°17'26" West and the chord bears North 18°28'50" West 45.34 feet with a central angle of 56°22'48"); thence North 46°40'14" West 197.43 feet; thence Northwesterly 177.77 feet along the arc of a 216.91 foot radius curve to the right (center bears North 43°19'46" East and the chord bears North 23°11'30" West 172.84 feet with a central angle of 46°57'28"); thence North 00°17'14" East 85.76 feet; thence Northwesterly 59.09 feet along the arc of a 437.30 foot radius curve to the left (center bears North 89°42'46" West and the chord bears North 03°35'02" West 59.05 feet with a central angle of 07°44'32"); thence North 07°27'18" West 71.83 feet; thence Northwesterly 86.11 feet along the arc of a 714.00 foot radius curve to the right (center bears North 82°32'42" East and the chord bears North 04°00'00" West 86.05 feet with a central angle of 06°54'35"); thence North 00°32'43" West 148.45 feet; thence Northeasterly 50.63 feet along the arc of a 321.32 foot radius curve to the right (center bears North 89°27'17" East and the chord bears North 03°58'09" East 50.58 feet with a central angle of 09°01'44"); thence North 08°29'02" East 67.26 feet; thence Northeasterly 45.87 feet along the arc of a 475.34 foot radius curve to the left (center bears North 81°30'58" West and the chord bears North 05°43'09" East 45.85 feet with a central angle of 05°31'44") to the point of beginning.

Contains 1,960,218 Square Feet or 45.000 Acres

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED IS THE OWNER(S) IF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO STREETS AND EASEMENT, TO BE HEREAFTER KNOWN AS

JORDANELLE RIDGE VILLAGE 2 POD 20

DO HEREBY DEDICATE THE EASEMENTS FOR PUBLIC UTILITES AS SHOWN ON THIS PLAT AND CONTAINED WITHIN THE ABOVE DESCRIBED BOUNDARY.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 20____A.D.

COMPANY
NAME, TITLE — DATE

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF _____ }

ON THIS ____ DAY OF _____ A.D. 20 ____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF _____, 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
MY COMMISSION EXPIRES: _____
COMMISSION NO: _____
RESIDING IN _____ COUNTY , _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE HEBER CITY, WASATCH COUNTY, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE FOR THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____, A.D. 20 ____.

MAYOR — CITY ENGINEER (SEE SEAL BELOW)
CLERK-RECORDER (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20 ____, BY THE PLANNING COMMISSION OF HEBER CITY.

PLANNING DIRECTOR — CHAIR, PLANNING COMMISSION

JORDANELLE RIDGE VILLAGE 2 POD 20

LOCATED IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 20 AND THE NORTHWEST AND NORTHEAST QUARTERS 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
PROFESSIONAL LAND SURVEYOR No. 286882 PATRICK M. HARRIS STATE OF UTAH			

RECORDED

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF : _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES — DEPUTY WASATCH COUNTY RECORDER