



JORDANELLE RIDGE VILLAGE 2 POD 21

700 COYOTE LANE
HEBER CITY, UTAH

**FOR REVIEW
NOT FOR CONSTRUCTION**

DATE PRINTED
June 21, 2021

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NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

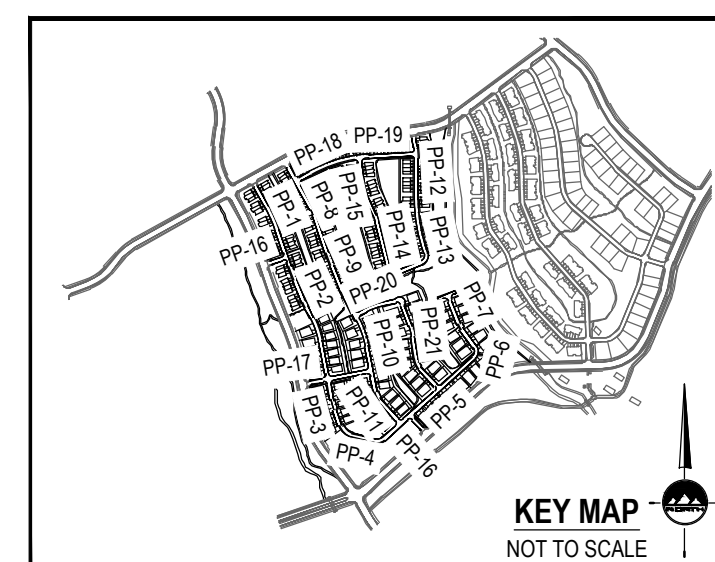
NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

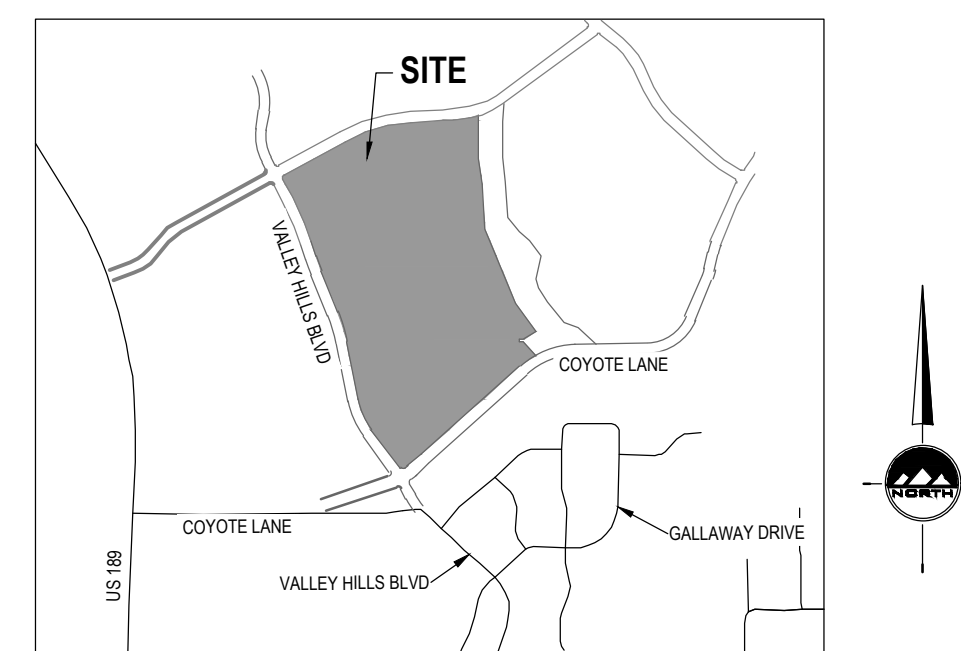
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

KEY MAP



NO SCALE

VICINITY MAP



NO SCALE

GENERAL NOTES

- ALL WORK SHALL CONFORM TO HEBER CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- BENCHMARK ELEVATION = SURVEY DONE BY OTHERS



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
MOMENTUM DEVELOPMENT GROUP, LLC
10421 SOUTH JORDAN GATEWAY BLVD, #200
SOUTH JORDAN, UTAH 84095

CONTACT:
DAVE BARBEE
PHONE: 801-316-3193

JORDANELLE RIDGE
VILLAGE 2 POD 21
700 COYOTE LANE
HEBER CITY, UTAH

COVER

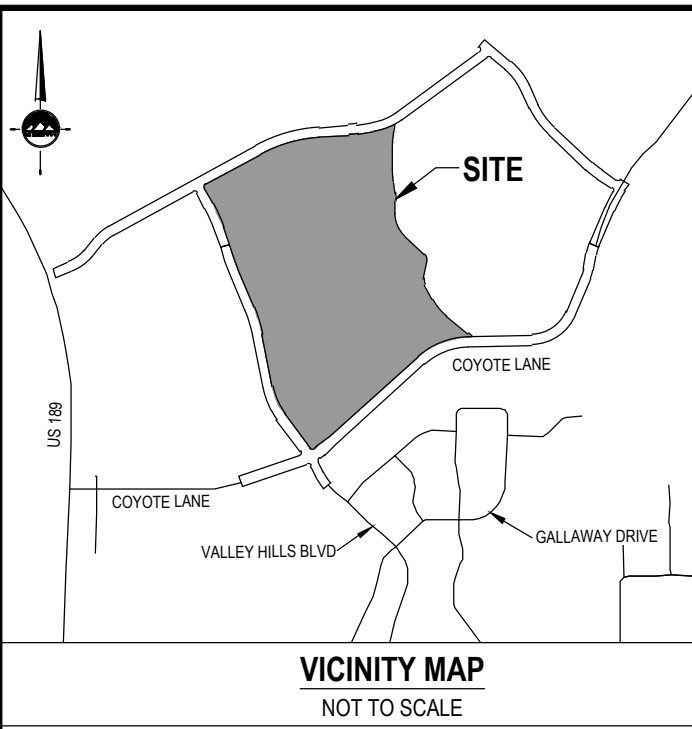
PROJECT NUMBER
10229A

PRINT DATE
6/21/21

DRAWN BY
J. SMITH

CHECKED BY
B. MORGAN

PROJECT MANAGER
B. MORGAN



LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
- 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
- P.U./D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- HOA COMMON AREA
- LIMITED COMMON AREA
- PRIVATE AREA

JORDANELLE RIDGE VILLAGE 2 POD 21

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

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	734.00'	64.94'	5°04'10"	N84°12'39"E	64.92'
PC2	434.00'	153.79'	20°18'10"	N71°31'29"E	152.98'
PC3	475.34'	45.87'	5°31'44"	N6°43'09"E	45.85'
PC4	321.32'	50.63'	9°01'44"	S3°58'09"W	50.58'
PC5	714.00'	86.11'	6°54'35"	S4°00'00"E	86.05'
PC6	437.30'	59.09'	7°44'32"	N3°39'02"W	59.05'
PC7	216.91'	177.77'	46°57'28"	S23°11'30"E	172.84'
PC8	47.99'	47.22'	56°22'48"	N18°28'50"W	45.34'
PC9	65.40'	42.54'	37°16'19"	S8°56'35"E	41.80'
PC10	368.42'	153.43'	23°51'39"	S39°29'34"E	152.32'
PC11	241.11'	33.84'	8°02'26"	N47°24'10"W	33.81'
PC12	258.50'	23.86'	5°17'18"	N50°47'36"E	23.85'
PC13	18.00'	28.20'	89°46'29"	S81°41'00"E	25.40'
PC14	18.00'	28.27'	90°00'00"	S16°06'03"W	25.46'

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), 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 DATE
 CERTIFICATE NO. 286882

BOUNDARY DESCRIPTION

A parcel of land situate 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 and Meridian, being more particularly described as follows:
 Beginning at a point being North 00°00'09" East 35.94 feet along the quarter section line and West 209.11 feet from the South Quarter Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running thence North 61°06'03" East 434.43 feet; thence Northeastly 432.37 feet along the arc of a 966.00 foot radius curve to the right (center bears South 28°53'57" East and the chord bears North 73°52'24" East 428.77 feet with a central angle of 23°38'41"); thence North 86°44'44" East 201.65 feet; thence Northeastly 64.94 feet along the arc of a 734.00 foot radius curve to the left (center bears North 03°15'16" West and the chord bears North 61°12'39" East 64.92 feet with a central angle of 05°04'10"); thence North 81°40'34" East 111.09 feet; thence Northeastly 153.79 feet along the arc of a 434.00 foot radius curve to the left (center bears North 08°19'28" West and the chord bears North 71°31'29" East 152.98 feet with a central angle of 20°18'10"); thence Southwesterly 45.87 feet along the arc of a 475.34 foot radius curve to the right (center bears North 6°43'09" East and the chord bears North 05°43'09" West 45.85 feet with a central angle of 05°31'44"); thence South 08°56'35" East 41.80 feet; thence Southwesterly 50.58 feet along the arc of a 321.32 foot radius curve to the left (center bears South 03°58'09" West and the chord bears South 03°58'09" West 50.58 feet with a central angle of 09°01'44"); thence South 00°00'00" East 86.05 feet; thence Southwesterly 86.11 feet along the arc of a 714.00 foot radius curve to the left (center bears North 08°19'28" West and the chord bears South 04°00'00" East 86.05 feet with a central angle of 06°54'35"); thence South 07°27'18" East 71.83 feet; thence Southwesterly 59.09 feet along the arc of a 437.30 foot radius curve to the right (center bears South 02°32'42" West and the chord bears South 03°39'02" West 59.05 feet with a central angle of 07°44'32"); thence South 00°17'14" West 85.76 feet; thence Southwesterly 177.77 feet along the arc of a 216.91 foot radius curve to the left (center bears South 08°56'35" East and the chord bears South 23°11'30" East 172.84 feet with a central angle of 46°57'28"); thence South 46°40'14" East 187.43 feet; thence Southwesterly 47.22 feet along the arc of a 47.99 foot radius curve to the right (center bears South 09°42'34" West and the chord bears South 09°42'34" West 45.34 feet with a central angle of 05°17'18"); thence South 09°42'34" West 125.78 feet; thence Southwesterly 42.54 feet along the arc of a 65.40 foot radius curve to the left (center bears South 09°17'28" East and the chord bears South 08°56'35" East 41.80 feet with a central angle of 37°16'19"); thence South 27°33'45" East 111.62 feet; thence Southwesterly 153.43 feet along the arc of a 368.42 foot radius curve to the left (center bears North 02°26'15" East and the chord bears South 39°29'34" East 152.32 feet with a central angle of 23°51'39"); thence South 51°25'23" East 196.58 feet; thence Southwesterly 33.84 feet along the arc of a 241.11 foot radius curve to the right (center bears South 38°34'37" West and the chord bears South 47°24'10" East 33.81 feet with a central angle of 08°02'26"); thence South 88°28'13" West 30.84 feet; thence Southwesterly 33.84 feet along the arc of a 18.00 foot radius curve to the left (center bears South 01°17'14" East and the chord bears South 01°17'14" East 25.40 feet with a central angle of 89°46'29"); thence North 36°48'16" West 297.28 feet; thence Northwesterly 209.78 feet along the arc of a 467.00 foot radius curve to the right (center bears North 53°11'44" East and the chord bears North 23°56'09" West 208.02 feet with a central angle of 25°44'14"); thence North 11°04'02" West 365.73 feet; thence Northerly 196.58 feet along the arc of a 1,034.00 foot radius curve to the left (center bears South 78°55'55" West and the chord bears North 16°31'16" West 196.55 feet with a central angle of 10°54'28"); thence North 21°58'57" West 176.65 feet; thence Northwesterly 98.70 feet along the arc of a 1,968.00 foot radius curve to the right (center bears North 88°01'30" East and the chord bears North 20°32'12" West 98.69 feet with a central angle of 02°52'35"); thence North 19°05'55" West 223.36 feet; thence Northwesterly 176.87 feet along the arc of a 1,034.00 foot radius curve to the left (center bears South 70°54'05" West and the chord bears North 23°59'56" West 176.65 feet with a central angle of 09°48'02"); thence North 28°53'57" West 125.57 feet; thence Northeastly 28.27 feet along the arc of a 18.00 foot radius curve to the right (center bears North 61°06'03" East and the chord bears North 16°06'03" East 25.46 feet with a central angle of 90°00'00") to the point of beginning.

Contains 2,229,648 Square Feet or 51.186 Acres

OWNER'S DEDICATION

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

JORDANELLE RIDGE VILLAGE 2 POD 21

DO HEREBY DEDICATE THE EASEMENTS FOR PUBLIC UTILITIES AS SHOWN ON THIS PLAT AND CONTAINED WITHIN THE ABOVE DESCRIBED BOUNDARY.
 IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 20__ A.D.

COMPANY DATE
 NAME, TITLE

OWNER'S ACKNOWLEDGMENT

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

CITY ENGINEER (SEE SEAL BELOW)
 MAYOR 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 21

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

VICINITY MAP NOT TO SCALE

JORDANELLE REF ACQUISITION, LLC OHE-2202-1-029-035

NORTH QUARTER CORNER SECTION 20, T3S, R5E, SLB8M (FOUND MONUMENT)
 N 0°00'09" E BASIS OF BEARING 5309.58' (MEASURED)

SOUTH QUARTER CORNER SECTION 20, T3S, R5E, SLB8M (FOUND MONUMENT)

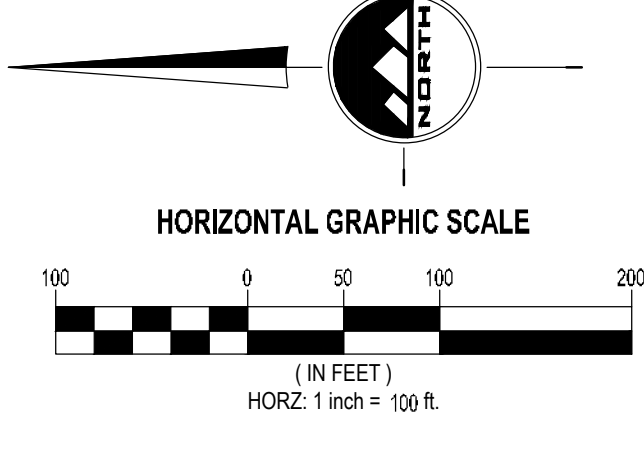
SOUTH QUARTER CORNER SECTION 29, T3S, R5E, SLB8M (FOUND MONUMENT)

KAY L. FITZGERALD TR OWC-0588-7-020-035

KAY L. FITZGERALD TR OWC-0588-3-029-035

IVORY LAND CORPORATION OWC-0623-0-029-035

IVORY LAND CORPORATION OHE-2152-0-029-035



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

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
 TOOLE Phone: 435.843.3590
 CEDAR CITY Phone: 435.863.1533
 RICHFIELD Phone: 435.340.0197
 COLORADO SPRINGS Phone: 719.478.6119

SHEET 1 OF 5
 PROJECT NUMBER: 10228A
 MANAGER: BMM
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE: 8/21/21

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