LIEN HOLDER'S CONSENT

1. THERE IS A POTENTIAL FOR RADON GAS CONCENTRATIONS. IT IS RECOMMENDED THAT THE LOT OWNER TEST FOR ITS PRESENCE PRIOR TO CONSTRUCTION OF A RESIDENCE. SIMPLE MEASURES CAN BE TAKEN TO MITIGATE RADON GAS.
2. SUBDIVISION LOT CORNERS AND SUBDIVISION BOUNDARY CORNERS SHALL BE MARKED WITH A 5/8" X 24" REBAR WITH PLASTIC CAP.
3. JORDANELLE SPECIAL SERVICE DISTRICT SHALL BE KNOWN AS JSSD.
4. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SKYRIDGE MOUNTAIN COMMUNITY (CC&R'S) ARE FILED CONCURRENTLY WITH THIS PLAT IN THE WASATCH COUNTY RECORDER'S OFFICE.
5. ALL LOTS ARE SUBJECT TO THE SKYRIDGE ARCHITECTURAL GUIDELINES, CC&R'S, SKYRIDGE MOUNTAIN COMMUNITY ASSOCIATION, INC. BYLAWS (HOA BYLAWS), AND DEVELOPMENT AGREEMENT OF SKYRIDGE, A SUBDIVISION IN WASATCH COUNTY, AND ALL OTHER DOCUMENTS OF RECORD.
6. ALL LOTS (ALSO KNOWN AS HOMESITES IN CC&R'S) BENEFIT FROM AND ARE SUBJECT TO EASEMENTS AND OTHER INTERESTS AS DEFINED OR GRANTED IN THE CC&R'S AND OTHER INSTRUMENTS OF RECORD.
7. ALL ROADS WITHIN SKYRIDGE ARE PRIVATE AND SHALL BE MAINTAINED BY THE SKYRIDGE MOUNTAIN COMMUNITY ASSOCIATION, INC. (HOA).
8. WASATCH COUNTY HAS AN EASEMENT ON ALL PRIVATE ROADS AND OPEN SPACE (COMMON AREAS) AND TO ENFORCE THEIR STATED PURPOSES.
9. THE FINISHED GRADING AROUND EACH RESIDENCE SHALL PROVIDE POSITIVE DRAINAGE OF AT LEAST 6 INCHES IN THE FIRST 10 FEET FROM THE RESIDENCE AS WELL AS PROVIDING VEGETATED DRAINAGE SWALES FOR THE ROUTING OF RUNOFF FROM THE PRIVATE DRIVEWAYS TO PASS IN-BETWEEN RESIDENCES.
10. PUBLIC UTILITY COMPANIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE COMMON AREA (PUBLIC UTILITY EASEMENTS) IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUBLIC UTILITY EASEMENTS. THE PUBLIC UTILITY COMPANIES MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURE WITHIN THE PUBLIC UTILITY EASEMENTS AT THE LOT OWNER'S EXPENSE, OR THE PUBLIC UTILITY COMPANIES MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUBLIC UTILITY EASEMENTS OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUBLIC UTILITY EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PUBLIC UTILITY COMPANIES WITH FACILITIES IN THE COMMON AREA (PUBLIC UTILITY EASEMENTS).
11. SKYRIDGE MOUNTAIN COMMUNITY ASSOCIATION, INC. IS RESPONSIBLE FOR THE ENFORCEMENT OF THE CC&R'S, SKYRIDGE ARCHITECTURAL GUIDELINES AND HOA BYLAWS.
12. IT IS RECOMMENDED THAT THE LOT OWNER OBTAIN A SITE SPECIFIC GEOTECHNICAL REPORT TO ADDRESS POTENTIAL GROUNDWATER AND SOIL CONDITIONS PRIOR TO FINAL FOOTING AND FOUNDATION DESIGN. GROUNDWATER MAY EXIST IN VARIOUS AREAS OF THE PROJECT AND AT CERTAIN TIMES OF THE YEAR.
13. DEVELOPABLE ENVELOPES ARE SHOWN ON THE STEEPER LOTS TO DELINEATE AREAS OF THESE LOTS THAT ARE BUILDABLE. ALL LOT OWNERS ARE REQUIRED TO HAVE THEIR LOT SURVEYED TO DETERMINE TOPOGRAPHY OF THE LOT FOR SUBMITTAL AS PART OF THE BUILDING PERMIT. THE SURVEY SHALL SHOW AREAS OF SLOPES BETWEEN THE 25% TO 30% AND AREAS OF SLOPES OVER 30%. NO BUILDINGS WILL BE ALLOWED ON AREAS OF THE LOT THAT HAVE AVERAGE SLOPES (AS DEFINED BY CODE) EXCEEDING 30%. IF A BUILDING IS TO BE PLACED ON SLOPES GREATER THAN 25% A GEOTECHNICAL REPORT ON THESE AREAS SHALL BE SUBMITTED AS PART OF THE BUILDING PERMIT. RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT SHALL BE FOLLOWED IN THE ARCHITECTURAL AND SITE DRAWINGS.
14. THIS SUBDIVISION IS SUBJECT TO FIRE RESTRICTIONS. FIRE PITS, IF ANY UPON PRIOR APPROVAL BY THE ARCHITECTURAL REVIEW COMMITTEE (ARC), WILL BE GAS.
15. THIS SUBDIVISION IS A PART OF THE PARCEL OF GROUND SURVEYED BY ROUND VALLEY SURVEYS AND FILED AT THE WASATCH COUNTY SURVEYORS OFFICE ON SEPTEMBER 26, 2017 AS SURVEY #3001.
16. TRAILS SHALL BE MAINTAINED, INCLUDING PLOWING, BY HOA (SKYRIDGE MOUNTAIN COMMUNITY ASSOCIATION, INC.) AND SHALL BE OPEN TO THE PUBLIC.
17. RECORDING OF THIS PLAT DOES NOT GUARANTEE A BUILDING PERMIT. THE JORDANELLE PARKWAY AND PHASE PROJECT ROADS MUST BE SUBSTANTIALLY COMPLETED IN THE COUNTY'S DISCRETION, WHICH, WITHOUT LIMITATION, INCLUDES THE ROADS BEING PAVED AND SERVICES BROUGHT TO THE LOTS PRIOR TO A BUILDING PERMIT BEING ISSUED. BUILDING PERMITS SHALL BE ISSUED IN THE COUNTY'S SOLE DISCRETION.

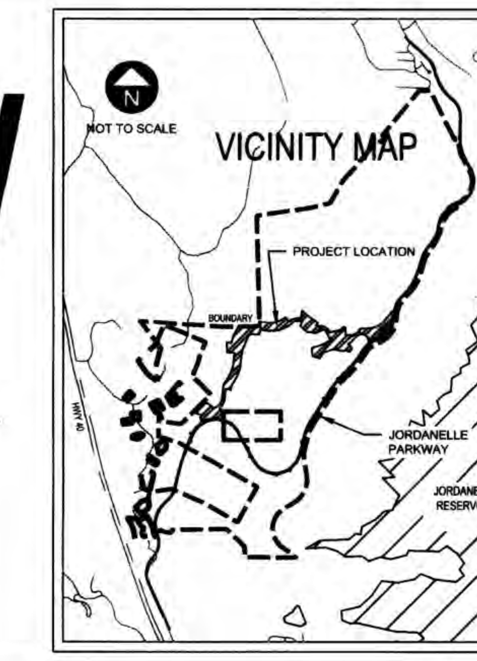
SKYRIDGE SUBDIVISION

CONSTELLATION

PLAT 3

LOCATED IN THE NORTH HALF OF SECTION 13, THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 4 EAST, AND THE NORTHWEST QUARTER OF SECTION 18, AND THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

Wasatch County, Utah



BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 13, THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN AND THE NORTHWEST QUARTER OF SECTION 18, THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN. THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 89° 52' 22" EAST BETWEEN THE FOUND MONUMENTS FOR THE EAST QUARTER CORNER AND THE CENTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY FOR JORDANELLE PARKWAY WHICH IS NORTH 00° 01' 46" WEST 428.30 FEET ALONG THE SECTION LINE AND WEST 473.31 FEET FROM THE CENTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 627.73 FEET;

THENCE ALONG THE WEST RIGHT OF WAY FOR JORDANELLE PARKWAY, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°35'22" AN ARC DISTANCE OF 50.28 FEET TO A POINT OF NON-TANGENCY (CHORD BEARS SOUTH 59° 42' 47" WEST 50.27 FEET);

THENCE, LEAVING THE WEST RIGHT OF WAY FOR JORDANELLE PARKWAY, NORTH 32° 39' 41" WEST, 5.95 FEET;

THENCE, NORTH 37° 08' 06" EAST, 22.62 FEET;

THENCE, NORTH 27° 31' 14" WEST, 22.31 FEET TO THE BEGINNING OF A TANGENTIAL CURVE CONCAVE EASTERLY, SAID CURVE HAS A RADIUS OF 155.00 FEET;

THENCE, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 44' 46", AN ARC DISTANCE OF 131.87 FEET, TO THE POINT OF NON-TANGENCY (CHORD BEARS NORTH 03° 37' 46" WEST 127.93 FEET);

THENCE, NORTH 69° 15' 23" WEST, 194.08 FEET;

THENCE, NORTH 45° 05' 45" EAST, 362.07 FEET;

THENCE, SOUTH 54° 40' 30" EAST, 300.28 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 270.21 FEET;

THENCE, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 64° 18' 20", AN ARC DISTANCE OF 303.27 FEET TO A POINT OF TANGENCY (CHORD BEARS NORTH 37° 04' 07" EAST, 287.60 FEET);

THENCE, NORTH 04° 54' 06" EAST, 241.67 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 330.00 FEET;

THENCE, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 56' 17", AN ARC DISTANCE OF 178.19 FEET TO A POINT OF TANGENCY (CHORD BEARS NORTH 20° 22' 14" EAST, 176.03 FEET);

THENCE, NORTH 35° 50' 23" EAST, 77.09 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 490.00 FEET;

THENCE, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 25' 46", AN ARC DISTANCE OF 89.19 FEET TO A POINT OF TANGENCY (CHORD BEARS NORTH 30° 37' 29" EAST, 89.07 FEET);

THENCE, NORTH 25° 24' 36" EAST, 66.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 570.00 FEET;

THENCE, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 33' 14", AN ARC DISTANCE OF 204.48 FEET TO A POINT OF TANGENCY (CHORD BEARS NORTH 15° 07' 59" EAST, 203.38 FEET);

THENCE, NORTH 04° 51' 23" EAST, 101.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 630.00 FEET;

THENCE, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 36' 37", AN ARC DISTANCE OF 28.70 FEET TO A POINT OF TANGENCY (CHORD BEARS NORTH 06° 09' 41" EAST, 28.70 FEET);

THENCE, NORTH 07° 28' 00" EAST, 116.95 FEET;

THENCE, NORTH 82° 32' 00" WEST, 174.36 FEET;

THENCE, NORTH 01° 00' 08" WEST, 215.62 FEET;

THENCE, SOUTH 84° 28' 53" EAST, 104.46 FEET;

THENCE, NORTH 15° 58' 49" EAST, 151.78 FEET;

THENCE, NORTH 28° 24' 57" EAST, 270.44 FEET TO THE NORTH LINE OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST;

THENCE, ALONG SAID SECTION LINE, NORTH 88° 39' 58" EAST, 470.02 FEET;

THENCE, NORTH 01° 13' 25" WEST, 108.52 FEET;

THENCE, SOUTH 82° 45' 28" EAST, 218.19 FEET;

THENCE, SOUTH 89° 06' 40" EAST, 168.11 FEET;

THENCE, NORTH 61° 24' 07" EAST, 230.00 FEET;

THENCE, NORTH 40° 34' 03" EAST, 30.25 FEET;

THENCE, SOUTH 36° 52' 14" EAST, 144.53 FEET;

THENCE, NORTH 53° 07' 46" EAST, 44.01 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 280.00 FEET;

THENCE, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47° 32' 04", AN ARC DISTANCE OF 232.30 FEET TO A POINT OF NON-TANGENCY (CHORD BEARS NORTH 76° 53' 48" EAST, 225.69 FEET);

THENCE, NORTH 10° 39' 50" EAST, 198.16 FEET;

THENCE, SOUTH 38° 22' 21" EAST, 79.40 FEET;

THENCE, SOUTH 53° 34' 34" EAST, 80.05 FEET;

THENCE, SOUTH 51° 36' 20" EAST, 167.77 FEET;

THENCE, SOUTH 53° 34' 34" EAST, 134.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 130.00 FEET;

THENCE, SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38° 52' 48", AN ARC DISTANCE OF 88.22 FEET TO A POINT OF NON-TANGENCY (CHORD BEARS SOUTH 21° 36' 31" WEST, 86.53 FEET);

THENCE, NORTH 88° 34' 50" EAST, 58.75 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAS A RADIUS OF 280.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62° 49' 04", AN ARC DISTANCE OF 306.99 FEET TO A POINT OF NON-TANGENCY (CHORD BEARS SOUTH 60° 00' 37" EAST, 291.84 FEET);

THENCE, NORTH 78° 56' 03" EAST, 231.39 FEET;

THENCE, NORTH 47° 52' 30" EAST, 125.76 FEET;

THENCE, SOUTH 62° 51' 01" EAST, 48.81 FEET;

THENCE, SOUTH 00° 10' 44" WEST, 153.14 FEET;

THENCE, SOUTH 80° 08' 23" EAST, 153.67 FEET;

THENCE, SOUTH 46° 32' 23" EAST, 17.99 FEET;

THENCE, NORTH 43° 27' 37" EAST, 39.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 225.68 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36° 28' 45", AN ARC DISTANCE OF 143.69 FEET TO A POINT OF NON-TANGENCY (CHORD BEARS NORTH 61° 20' 44" EAST, 141.27 FEET);

THENCE, NORTH 10° 46' 09" WEST, 53.22 FEET;

THENCE, NORTH 63° 22' 18" EAST, 60.78 FEET;

THENCE, NORTH 90° 00' 00" EAST, 110.00 FEET;

THENCE, NORTH 89° 25' 11" EAST, 72.22 FEET;

THENCE, NORTH 82° 10' 55" EAST, 76.08 FEET;

THENCE, NORTH 71° 09' 54" EAST, 98.61 FEET;

THENCE, NORTH 60° 23' 30" EAST, 72.23 FEET;

THENCE, NORTH 52° 21' 47" EAST, 55.18 FEET;

THENCE, NORTH 44° 11' 13" EAST, 74.56 FEET;

THENCE, NORTH 36° 19' 47" EAST, 51.50 FEET;

THENCE, NORTH 37° 34' 28" EAST, 110.21 FEET;

THENCE, NORTH 45° 26' 00" EAST, 67.16 FEET;

THENCE, NORTH 24° 08' 21" EAST, 62.16 FEET;

THENCE, SOUTH 84° 46' 32" EAST, 29.83 FEET TO A POINT ON THE WEST RIGHT OF WAY FOR JORDANELLE PARKWAY;

THENCE, ALONG THE WEST RIGHT OF WAY FOR JORDANELLE PARKWAY SOUTH 05° 13' 28" WEST, 152.49 FEET TO THE BEGINNING OF A TANGENTIAL CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 542.50 FEET;

THENCE SOUTHWESTERLY ALONG A CURVE ON THE WEST RIGHT OF WAY FOR JORDANELLE PARKWAY THROUGH A CENTRAL ANGLE OF 54° 17' 45", AN ARC DISTANCE OF 514.10 FEET TO A POINT OF NON-TANGENCY (CHORD BEARS SOUTH 32° 22' 21" WEST, 495.07 FEET);

THENCE, CONTINUING ALONG THE WEST RIGHT OF WAY FOR JORDANELLE PARKWAY NORTH 30° 28' 47" WEST, 10.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 532.50 FEET;

THENCE SOUTHWESTERLY ALONG A CURVE ON THE WEST RIGHT OF WAY FOR JORDANELLE PARKWAY THROUGH A CENTRAL ANGLE OF 07° 42' 14", AN ARC DISTANCE OF 71.60 FEET TO A POINT OF TANGENCY (CHORD BEARS SOUTH 63° 22' 20" WEST, 71.55 FEET);

THENCE, CONTINUING ALONG THE WEST RIGHT OF WAY FOR JORDANELLE PARKWAY SOUTH 67° 13' 28" WEST, 95.17 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 597.50 FEET;

THENCE SOUTHWESTERLY ALONG A CURVE ON THE WEST RIGHT OF WAY FOR JORDANELLE PARKWAY THROUGH A CENTRAL ANGLE OF 01° 11' 57", AN ARC DISTANCE OF 12.51 FEET TO A POINT ON THE CURVE (CHORD BEARS SOUTH 66° 37' 29" WEST, 12.51 FEET);

THENCE CONTINUING SOUTHWESTERLY ALONG SAID CURVE ON THE WEST RIGHT OF WAY FOR JORDANELLE PARKWAY THROUGH A CENTRAL ANGLE OF 05° 57' 06", AN ARC DISTANCE OF 62.06 FEET TO A POINT OF NON-TANGENCY (CHORD BEARS SOUTH 63° 02' 57" WEST, 62.04 FEET);

THENCE CONTINUING SOUTHWESTERLY ALONG SAID CURVE ON THE WEST RIGHT OF WAY FOR JORDANELLE PARKWAY THROUGH A CENTRAL ANGLE OF 05° 57' 01", AN ARC DISTANCE OF 62.05 FEET TO A POINT OF NON-TANGENCY (CHORD BEARS SOUTH 57° 05' 54" WEST, 62.02 FEET);

THENCE, LEAVING THE WEST RIGHT OF WAY FOR JORDANELLE PARKWAY NORTH 36° 00' 40" WEST, 6.08 FEET;

THENCE, NORTH 27° 30' 05" EAST, 38.67 FEET;

THENCE, NORTH 29° 55' 45" WEST, 47.81 FEET TO THE BEGINNING OF A TANGENTIAL CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 170.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 106° 36' 37", AN ARC DISTANCE OF 316.32 FEET TO A POINT OF TANGENCY (CHORD BEARS NORTH 83° 14' 06" WEST, 272.62 FEET);

THENCE, SOUTH 43° 27' 39" WEST, 182.46 FEET TO THE BEGINNING OF A TANGENTIAL CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 280.42;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11° 47' 39", AN ARC DISTANCE OF 57.72 FEET TO A POINT OF NON-TANGENCY (CHORD BEARS SOUTH 49° 21' 54" WEST, 57.62 FEET);

THENCE, SOUTH 34° 42' 06" EAST, 130.78 FEET;

THENCE, SOUTH 32° 24' 02" WEST, 90.79 FEET;

THENCE, NORTH 57° 35' 58" WEST, 83.48 FEET;

THENCE, SOUTH 72° 48' 20" WEST, 77.22 FEET;

THENCE, NORTH 79° 18' 25" WEST, 230.71 FEET;

THENCE, SOUTH 72° 34' 09" WEST, 219.99 FEET;

THENCE, SOUTH 34° 17' 24" WEST, 173.73 FEET;

THENCE, NORTH 71° 24' 54" WEST, 185.46 FEET;

THENCE, NORTH 02° 46' 21" WEST, 184.76 FEET;

THENCE, NORTH 72° 38' 10" EAST, 257.69 FEET;

THENCE, NORTH 60° 12' 10" EAST, 213.66 FEET;

THENCE, NORTH 28° 11' 45" WEST, 158.73 FEET TO THE BEGINNING OF A TANGENTIAL CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 220.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37° 48' 00", AN ARC DISTANCE OF 145.14 FEET TO A POINT OF NON-TANGENCY (CHORD BEARS NORTH 47° 05' 44" WEST, 142.52 FEET);

THENCE, SOUTH 58° 49' 15" WEST, 100.34 FEET;

THENCE, SOUTH 71° 29' 50" WEST, 87.59 FEET;

THENCE, NORTH 81° 38' 16" WEST, 208.51 FEET;

THENCE, NORTH 47° 44' 50" WEST, 195.39 FEET;

THENCE, NORTH 24° 08' 18" EAST, 110.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 220.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61° 00' 32", AN ARC DISTANCE OF 234.26 FEET TO A POINT OF TANGENCY (CHORD BEARS SOUTH 83° 38' 02" WEST, 223.35 FEET);

THENCE, SOUTH 53° 07' 46" WEST, 152.26 FEET TO THE BEGINNING OF A TANGENTIAL CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 530.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 43° 50' 12", AN ARC DISTANCE OF 405.50 FEET TO A POINT OF TANGENCY (CHORD BEARS SOUTH 75° 02' 52" WEST, 395.68 FEET);

THENCE, NORTH 83° 02' 01" WEST, 238.26 FEET;

THENCE, SOUTH 06° 57' 59" WEST, 110.00 FEET;

THENCE, NORTH 85° 43' 21" WEST, 196.40 FEET;

THENCE, SOUTH 52° 34' 32" WEST, 78.90 FEET;

THENCE, SOUTH 19° 09' 06" WEST, 98.41 FEET;

THENCE, SOUTH 20° 40' 52" WEST, 101.84 FEET;

THENCE, SOUTH 28° 13' 23" WEST, 93.09 FEET;

THENCE, SOUTH 17° 43' 28" WEST, 89.18 FEET;

THENCE, SOUTH 08° 23' 35" WEST, 95.46 FEET;

THENCE, SOUTH 07° 14' 47" WEST, 97.77 FEET;

THENCE, SOUTH 04° 51' 35" WEST, 104.05 FEET;

THENCE, SOUTH 07° 11' 45" WEST, 60.41 FEET;

THENCE, SOUTH 11° 52' 26" WEST, 60.39 FEET;

THENCE, SOUTH 16° 27' 35" WEST, 58.04 FEET;

THENCE, SOUTH 22° 03' 31" WEST, 86.52 FEET;

THENCE, SOUTH 25° 57' 58" WEST, 96.59 FEET;

THENCE, SOUTH 28° 38' 01" WEST, 182.48 FEET;

THENCE, SOUTH 10° 31' 16" WEST, 99.52 FEET;

THENCE, SOUTH 11° 18' 12" WEST, 64.14 FEET;

THENCE, SOUTH 05° 39' 19" WEST, 108.87 FEET;

THENCE, NORTH 85° 09' 50" WEST, 121.34 FEET;

THENCE, SOUTH 04° 54' 06" WEST, 31.60 FEET TO THE BEGINNING OF A TANGENTIAL CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 330.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 01' 44", AN ARC DISTANCE OF 259.35 FEET TO A POINT OF NON-TANGENCY (CHORD BEARS SOUTH 27° 24' 58" WEST, 252.73 FEET);

THENCE, SOUTH 50° 17' 18" EAST, 114.18 FEET TO A POINT ON THE NORTH-SOUTH CENTER SECTION LINE OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST;

THENCE, ALONG SAID SECTION LINE SOUTH 00° 01' 46" EAST, 175.43 FEET TO A POINT ON THE WEST RIGHT OF WAY FOR JORDANELLE PARKWAY, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENTIAL CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 627.73 FEET;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41° 47' 16", AN ARC DISTANCE OF 457.82 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING OF THIS DESCRIPTION (CHORD BEARS SOUTH 85° 38' 28" WEST, 447.74 FEET);

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2° 44' 21", AN ARC DISTANCE OF 30.01 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING OF THIS DESCRIPTION (CHORD BEARS SOUTH 63° 22' 39" WEST, 30.01 FEET).

CONTAINS 32.74 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, JACK J. JOHNSON DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 147581 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON OR BEFORE FINAL ACCEPTANCE OF ROADWAY CONSTRUCTION AND THE LOTS STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

[signature]
JACK J. JOHNSON

July 23, 2019
DATE

REGISTERED ENGINEER & LAND SURVEYOR No. 147581 JACK J. JOHNSON 7/25/19 STATE OF UTAH

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, TYLER T. ALDOUS, MANAGER OF THE OWNER OF THE PROPERTY DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, OPEN SPACE, COMMON AREAS AND PRIVATE ROADS TO BE HEREAFTER KNOWN AS SKYRIDGE, A SUBDIVISION IN WASATCH COUNTY, DO HEREBY DEDICATE AND CONVEY ALL PRIVATE ROADS, PUBLIC TRAILS, OPEN SPACE, AND OTHER COMMON AREAS TO THE OWNERS OF THE LOTS IN ALL PHASES OF SKYRIDGE, A SUBDIVISION IN WASATCH COUNTY, NOW PLATTED OR HEREAFTER PLATTED IN ALL OTHER ADDITIONAL PROPERTY OF SKYRIDGE, A SUBDIVISION IN WASATCH COUNTY, OWNER HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE PLAT AS "COMMON AREA" (INCLUDING PRIVATE ROADS AND PUBLIC TRAILS) FOR THE CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES, AND DEDICATES TO THE PUBLIC ALL AREAS REFLECTED ON THE PLAT AS PUBLIC, TOGETHER WITH THE RIGHT OF EGRESS AND INGRESS THERETO IN WHEREOF I HAVE HERETO SET MY HAND THIS 23rd DAY OF July, 2019.

[signature: Tyler T. Aldous]
MANAGER, SKYRIDGE DEVELOPMENT, LLC

LIEN HOLDER'S CONSENT

I, THOMAS A. THOMAS, ON BEHALF OF AND AS TRUSTEE-IN-FACT FOR: (i) THE TOM & LESLIE THOMAS TRUST; (ii) THE TOM & LESLIE THOMAS CHILDREN'S TRUST; (iii) THE STEVE & KAREN THOMAS TRUST; AND (iv) THE STEVE & KAREN THOMAS CHILDREN'S TRUST, A LIEN HOLDER ON THE PROPERTY REFERENCED HEREON, HEREBY GIVE CONSENT TO THE SUBDIVISION, DEDICATION AND OTHER ACTS OUTLINED ON THIS PLAT. IN WITNESS WHEREOF I HAVE SET MY HAND THIS 20th DAY OF July, 2019

[signature]
SIGNATURE OF LIEN HOLDER

LIEN HOLDER'S ACKNOWLEDGMENT

STATE OF NEVADA)
)S.S.
COUNTY OF CLARK)

ON THE 25th DAY OF July 2019 THOMAS A. THOMAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AFORESAID STATE AND COUNTY, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE DID SIGN THE LIEN HOLDER'S CONSENT FREELY AND VOLUNTARILY AND IN BEHALF : (i) THE TOM & LESLIE THOMAS TRUST; (ii) THE TOM & LESLIE THOMAS CHILDREN'S TRUST; (iii) THE STEVE & KAREN THOMAS TRUST; AND (iv) THE STEVE & KAREN THOMAS CHILDREN'S TRUST, A LIEN HOLDER ON THE PROPERTY REFERENCED HEREON AND AS TRUSTEE-IN-FACT, FOR THE PURPOSES THEREIN MENTIONED AND THAT HE DID EXECUTE THE SAME.

RESIDING IN Clark COUNTY.
STATE OF Nevada.
MY COMMISSION EXPIRES: Sept. 21, 2022.

[signature: F. Speed]
NOTARY PUBLIC

F. SPEED Notary Public-State of Nevada APPT. NO. 00-64999-1 My Appt. Expires 09-21-2022

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SUBDIVISION IS SOUTH 89° 52' 22" EAST BETWEEN THE CENTER OF SECTION 13, MONUMENTED AS 5/8 REBAR WITH CAP, AND THE EAST QUARTER CORNER OF SECTION 13, MONUMENTED AS A WASATCH COUNTY BRASS CAP, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

OWNER'S ACKNOWLEDGEMENT

STATE OF Utah)
)S.S.
COUNTY OF Summit)

ON THE 23rd DAY OF July, 2019, Tyler T. Aldous, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Summit IN SAID STATE OF Utah, THE SIGNER OF THE ABOVE OWNER'S DEDICATION, DULY ACKNOWLEDGED TO ME THAT HE DID SIGN IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

RESIDING IN Wasatch COUNTY.
STATE OF Utah.
MY COMMISSION EXPIRES: May 14, 2021.

[signature: Mae Mair]
NOTARY PUBLIC

MAE MAIR NOTARY PUBLIC-STATE OF UTAH COMMISSION# 694862 COMM. EXP. 05-14-2021

WASATCH COUNTY ADMINISTRATIVE BODY

THE COUNTY OF WASATCH APPROVES THIS SUBDIVISION AS SHOWN HEREIN, AND AS SET FORTH IN THE DEVELOPMENT AGREEMENT BETWEEN OWNER AND WASATCH COUNTY APPROVED THIS 19th DAY OF NOV., 2019.

[signature]
WASATCH COUNTY MANAGER

[signature]
ATTEST

STATE OF UTAH COUNTY CLERK WASATCH COUNTY

APPROVAL AS TO FORM	WASATCH COUNTY SOLID WASTE	WASATCH COUNTY FIRE CHIEF
APPROVED THIS 21st DAY OF August, 2019. [signature] WASATCH COUNTY ATTORNEY	APPROVED THIS 26 DAY OF August, 2019. [signature] SOLID WASTE SUPERVISOR	APPROVED THIS 28 DAY OF Aug, 2019. [signature] WASATCH COUNTY FIRE CHIEF

WASATCH COUNTY ENGINEER DEPARTMENT	WASATCH COUNTY PUBLIC WORKS DEPARTMENT	WASATCH COUNTY HEALTH DEPARTMENT	WASATCH COUNTY SHERIFF'S OFFICE	WASATCH COUNTY PLANNING OFFICE
APPROVED THIS 19th DAY OF NOV., 2019. [signature] DIRECTOR, ENGINEERING DEPARTMENT	APPROVED THIS 23rd DAY OF Aug, 2019. [signature] DIRECTOR, PUBLIC WORKS DEPARTMENT	APPROVED THIS 10 DAY OF Sept, 2019. [signature] DIRECTOR, HEALTH DEPARTMENT	APPROVED THIS 23rd DAY OF August, 2019. [signature] WASATCH COUNTY SHERIFF	APPROVED THIS 18th DAY OF NOV, 2019. [signature: Doug Smith] DIRECTOR, PLANNING & ZONING DEPARTMENT

JORDANELLE SPECIAL SERVICE DISTRICT	WASATCH COUNTY SURVEYOR	WASATCH COUNTY WATER BOARD	WASATCH COUNTY WEED BOARD	WASATCH COUNTY JSPA PLANNING COMMISSION
APPROVED THIS 4th DAY OF September, 2019. [signature: Ron Phillips] MANAGER, SPECIAL SERVICE DISTRICT	APPROVED THIS 19th DAY OF Aug, 2019. ROS 3001 [signature] WASATCH COUNTY SURVEYOR	APPROVED THIS 10 DAY OF Sept, 2019. [signature] WATER BOARD CHAIR	APPROVED THIS 23 DAY OF August, 2019. [signature] WEED DEPARTMENT SUPERVISOR	APPROVED THIS 26th DAY OF August, 2019. [signature] CHAIRMAN, JSPA PLANNING COMMISSION

DEVELOPER

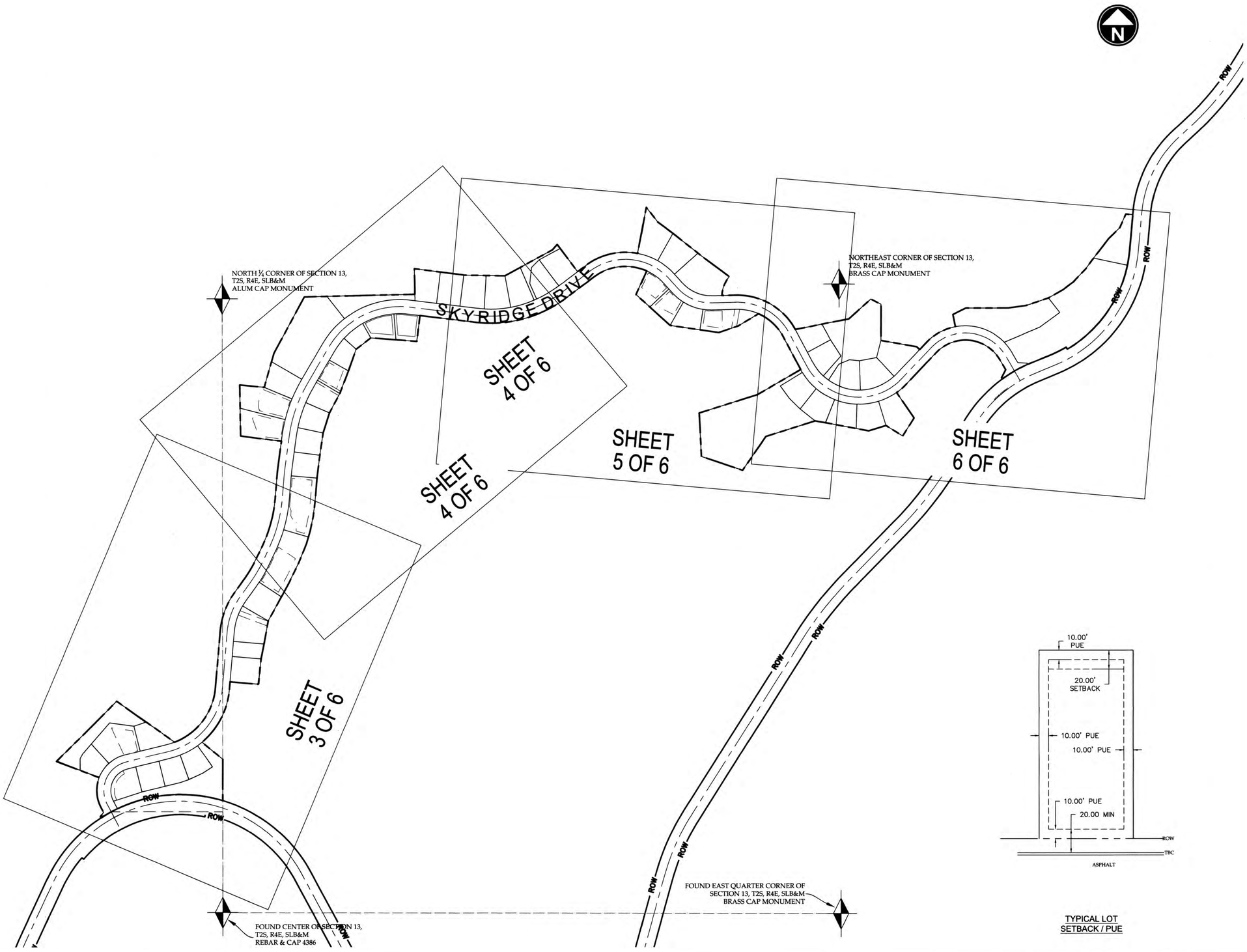
SKYRIDGE DEVELOPMENT, LLC
1960 SIDEWINDER DRIVE, SUITE 205
PARK CITY, UT 84060
801-232-2288

ENGINEER

Jack Johnson Consulting
Designing World Destinations
In-Person - 1910 Prospector Avenue - Suite 200 - Park City - Utah 84060
Telephone - 435.645.9001 -- Facsimile - 435.776.7590
www.jackjohnson.com

WASATCH COUNTY RECORDER

ENTRY # 471036 BOOK 1273 PAGE 459-518
DATE 11-19-2019 TIME 3:16 PM FEE 416.00
FOR SKYRIDGE DEVELOPMENT LLC
BY LA WASATCH COUNTY RECORDER PEGGY FOY SULSER



TYPICAL LOT
SETBACK / PUE

811 Know what's below. Call before you dig. www.bluestakes.org

LEGEND

SECTION MONUMENT

0 100 200 400 600

22"x34" SCALE: 1"=200'
11"x17" SCALE: 1"=400'

Jack Johnson Consulting
Designing World Destinations
In-Person - 1910 Prospector Avenue - Suite 200 - Park City - Utah 84060
Telephone - 435.645.9001 – Facsimile - 435.776.7590
www.jackjohnson.com

DATE:	MARCH, 2019
DESIGNED BY:	STAFF
DRAWN BY:	STAFF
REVIEWED BY:	TF
PROJECT:	1288
ISSUE:	CONSTRUCTION DWGS

SKYRIDGE DEVELOPMENT
CONSTELLATION PLAT 3

SKYRIDGE DEVELOPMENT LLC

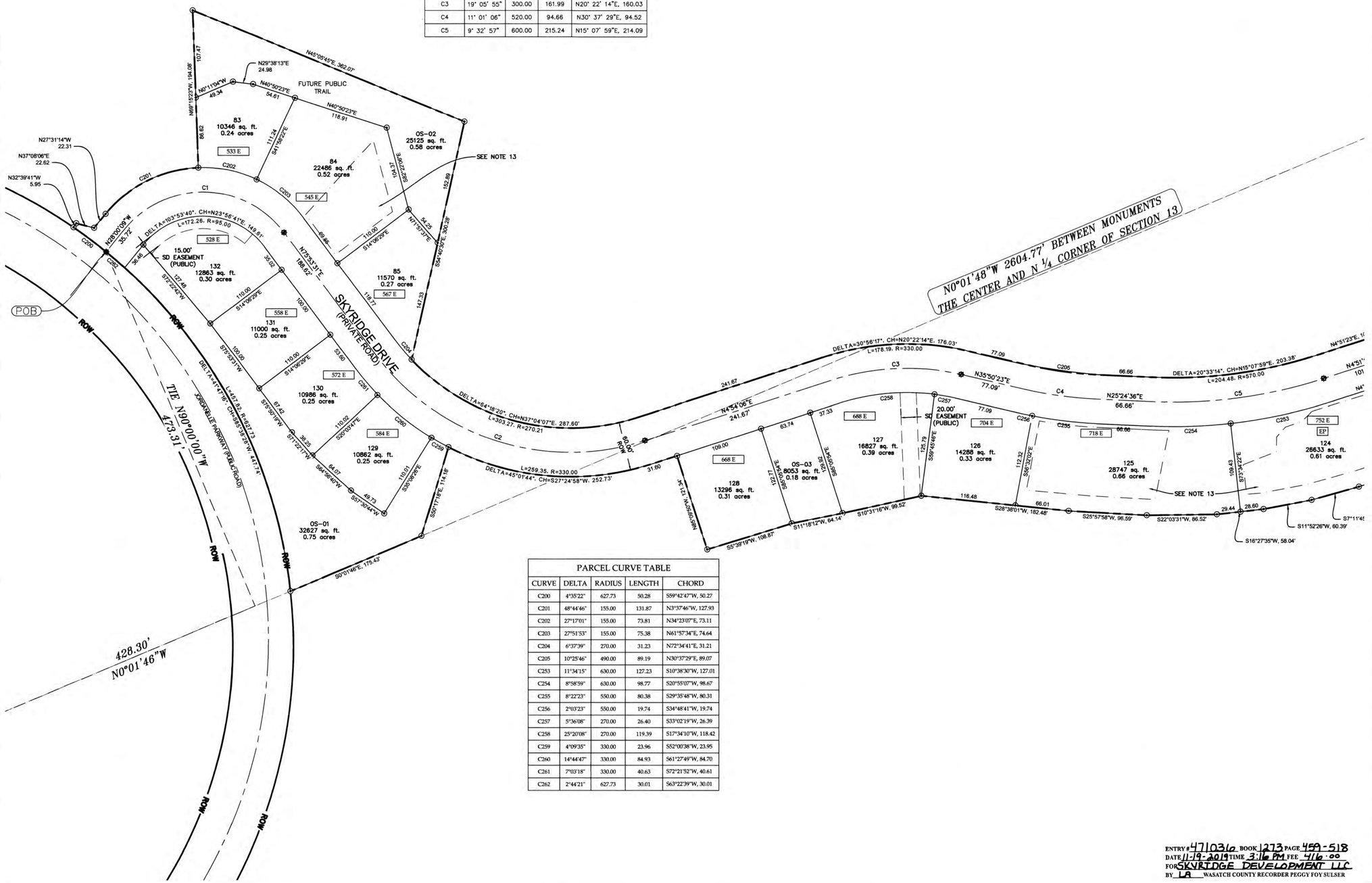
SUBDIVISION
PLAT
OVERALL

SHEET 2 OF 6

W:\1288 Skyridge\Fi-Eng\03_Engineering\Constellation\03 Sheet Sets\Site-Plat Boundary Plan-Constellation.dwg
file name: Site-Plat Boundary Plan-Constellation.dwg | plot date: March 6, 2019 | plotted by: PATTY

ENTRY # 471036 BOOK 1273 PAGE 459-518
DATE 4-19-2019 TIME 3:16 PM FEE 416.00
FOR SKYRIDGE DEVELOPMENT LLC
BY LA WASATCH COUNTY RECORDER PEGGY FOY SULSER

CENTERLINE CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD
C1	45° 50' 12"	125.00	226.66	N23° 56' 41"E, 196.86
C2	19° 05' 55"	300.00	371.70	N40° 23' 48"E, 348.38
C3	19° 05' 55"	300.00	161.99	N20° 22' 14"E, 160.03
C4	11° 01' 06"	520.00	94.66	N30° 37' 29"E, 94.52
C5	9° 32' 57"	600.00	215.24	N15° 07' 59"E, 214.09



PARCEL CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C200	4°35'22"	627.73	50.28	S59°42'47"W, 50.27
C201	48°44'46"	155.00	131.87	N3°37'46"W, 127.93
C202	27°17'01"	155.00	73.81	N34°23'07"E, 73.11
C203	27°51'53"	155.00	75.38	N61°57'34"E, 74.64
C204	6°37'39"	270.00	31.23	N72°34'41"E, 31.21
C205	10°25'46"	490.00	89.19	N30°37'29"E, 89.07
C253	11°34'15"	630.00	127.23	S10°38'30"W, 127.01
C254	8°58'59"	630.00	98.77	S20°55'07"W, 98.67
C255	8°22'23"	550.00	80.38	S29°35'48"W, 80.31
C256	2°03'23"	550.00	19.74	S34°48'41"W, 19.74
C257	5°36'08"	270.00	26.40	S33°02'19"W, 26.39
C258	25°20'08"	270.00	119.39	S17°34'10"W, 118.42
C259	4°09'35"	330.00	23.96	S52°00'38"W, 23.95
C260	14°44'47"	330.00	84.93	S61°27'49"W, 84.70
C261	7°03'18"	330.00	40.63	S72°21'52"W, 40.61
C262	2°44'21"	627.73	30.01	S63°22'39"W, 30.01

ENTRY # 471031o BOOK 1273 PAGE 459-518
DATE 11-19-2019 TIME 3:16 PM FEE 4116.00
FOR SKYRIDGE DEVELOPMENT LLC
BY LA WASATCH COUNTY RECORDER PEGGY FOY SULSER

811 Know what's below. Call before you dig. www.bluestakes.org

LEGEND

- STREET MONUMENT
- SET 5/8" REBAR/CAP
- BUILDING PAD
- EP EJECTOR PUMP REQUIRED

0 30 60 120 180

22"x34" SCALE: 1"=60'
11"x17" SCALE: 1"=120'

Jack Johnson Consulting
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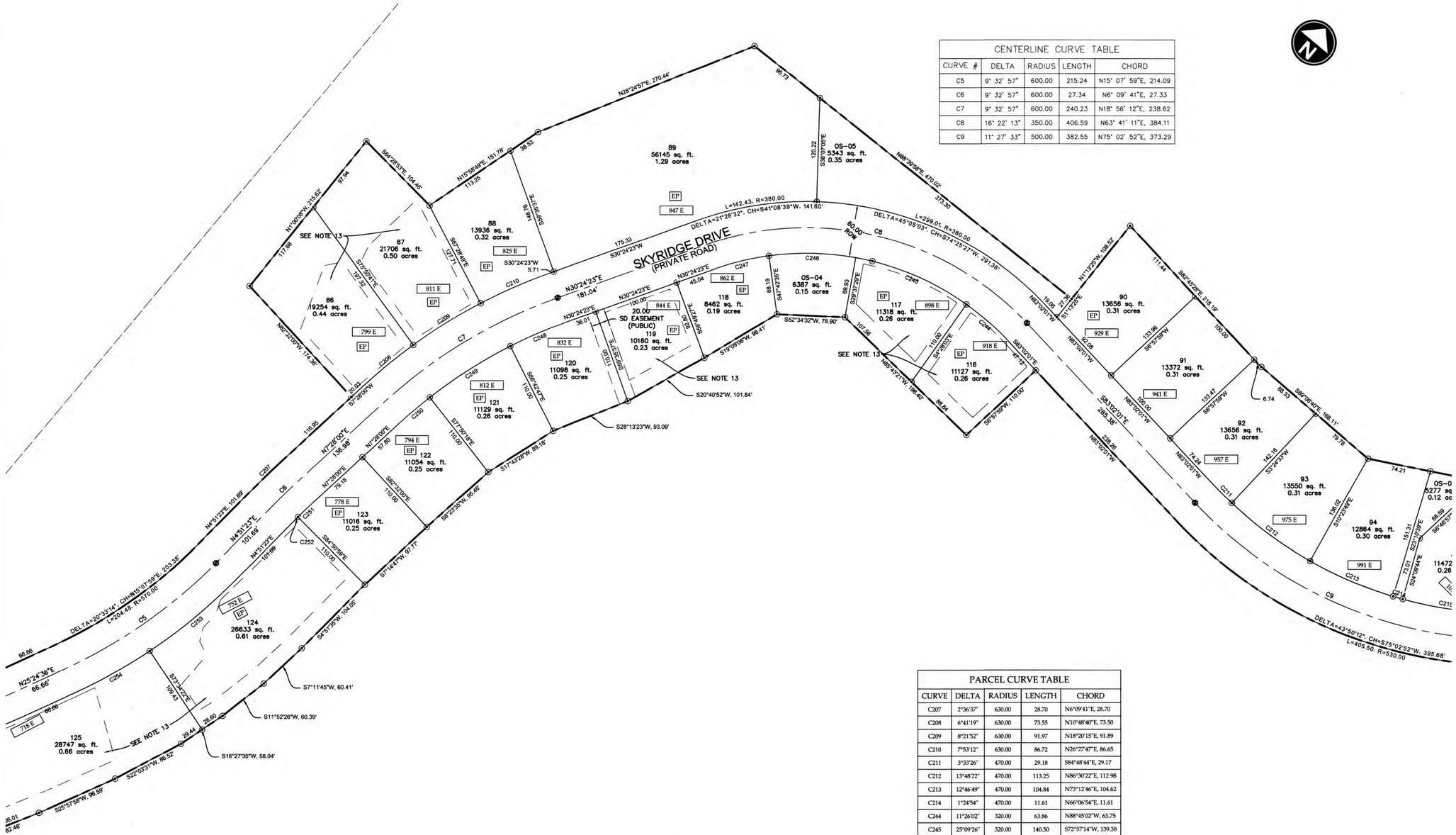
DATE:	MARCH, 2019
DESIGNED BY:	STAFF
DRAWN BY:	STAFF
REVIEWED BY:	TF
PROJECT:	1288
ISSUE:	CONSTRUCTION DWGS

SKYRIDGE DEVELOPMENT
CONSTELLATION PLAT 3

SKYRIDGE DEVELOPMENT LLC

SUBDIVISION PLAT

SHEET 3 OF 6



CENTERLINE CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD
C5	9° 32' 57"	600.00	215.24	N15° 07' 59"E, 214.09
C6	9° 32' 57"	600.00	27.34	N6° 09' 41"E, 27.33
C7	9° 32' 57"	600.00	240.23	N18° 56' 12"E, 238.62
C8	16° 22' 13"	350.00	406.59	N63° 41' 11"E, 384.11
C9	11° 27' 33"	500.00	382.55	N75° 02' 52"E, 373.29

PARCEL CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C207	2°36'37"	630.00	28.70	N6°09'41"E, 28.70
C208	6°41'19"	630.00	73.55	N10°48'40"E, 73.50
C209	8°21'52"	630.00	91.97	N18°20'15"E, 91.89
C210	7°53'12"	630.00	86.72	N26°27'47"E, 86.65
C211	3°33'26"	470.00	29.18	S84°48'44"E, 29.17
C212	13°48'22"	470.00	113.25	N86°30'22"E, 112.98
C213	12°46'49"	470.00	104.84	N73°12'46"E, 104.62
C214	1°24'54"	470.00	11.61	N66°06'54"E, 11.61
C244	11°26'02"	320.00	63.86	N88°45'02"W, 63.75
C245	25°09'26"	320.00	140.50	S72°57'14"W, 139.38
C246	18°05'06"	320.00	101.01	S51°19'58"W, 100.59
C247	11°53'02"	320.00	66.37	S36°20'54"W, 66.25
C248	7°07'10"	570.00	70.83	S26°50'48"W, 70.78
C249	11°07'31"	570.00	110.68	S17°43'28"W, 110.51
C250	4°41'42"	570.00	46.71	S9°48'51"W, 46.69
C251	2°18'58"	570.00	23.04	S6°18'31"W, 23.04
C252	0°17'39"	570.00	2.93	S5°00'12"W, 2.93
C253	11°34'15"	630.00	127.23	S10°38'30"W, 127.01
C254	8°58'59"	630.00	98.77	S20°55'07"W, 98.67

ENTRY # 471036 BOOK 1273 PAGE 459-518
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FOR SKYRIDGE DEVELOPMENT LLC
BY LA WASATCH COUNTY RECORDER PEGGY FOY SULSER

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LEGEND

- STREET MONUMENT
- SET 5/8 REBAR/CAP
- — — — BUILDING PAD
- EP EJECTOR PUMP REQUIRED

0 30 60 120 180

22"x34" SCALE: 1"=60'
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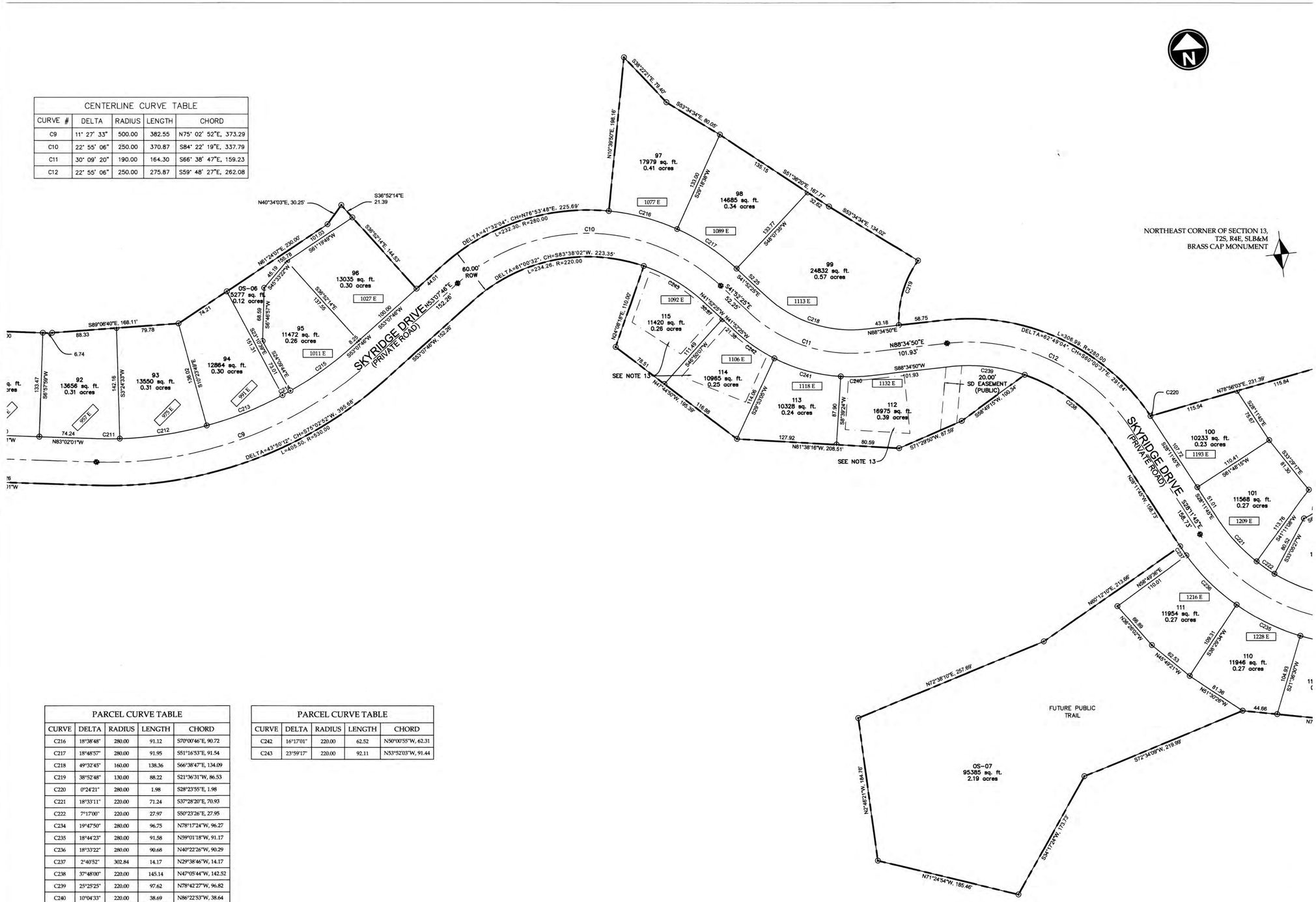
SKYRIDGE DEVELOPMENT
CONSTELLATION PLAT 3

SKYRIDGE DEVELOPMENT LLC

SUBDIVISION PLAT

SHEET 4 OF 6

CENTERLINE CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD
C9	11° 27' 33"	500.00	382.55	N75° 02' 52"E, 373.29
C10	22° 55' 06"	250.00	370.87	S84° 22' 19"E, 337.79
C11	30° 09' 20"	190.00	164.30	S66° 38' 47"E, 159.23
C12	22° 55' 06"	250.00	275.87	S59° 48' 27"E, 262.08



PARCEL CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C216	18°38'48"	280.00	91.12	S70°00'46"E, 90.72
C217	18°48'57"	280.00	91.95	S51°16'33"E, 91.54
C218	49°32'45"	160.00	138.36	S66°38'47"E, 134.09
C219	38°52'48"	130.00	88.22	S21°36'31"W, 86.53
C220	0°24'21"	280.00	1.98	S28°23'55"E, 1.98
C221	18°33'11"	220.00	71.24	S37°28'20"E, 70.93
C222	7°17'00"	220.00	27.97	S50°23'26"E, 27.95
C234	19°47'50"	280.00	96.75	N78°17'24"W, 96.27
C235	18°44'23"	280.00	91.58	N59°01'18"W, 91.17
C236	18°33'22"	280.00	90.68	N40°22'26"W, 90.29
C237	2°40'52"	302.84	14.17	N29°38'46"W, 14.17
C238	37°48'00"	220.00	145.14	N47°05'44"W, 142.52
C239	25°25'25"	220.00	97.62	N78°42'27"W, 96.82
C240	10°04'33"	220.00	38.69	N86°22'53"W, 38.64
C241	23°11'10"	220.00	89.03	N69°45'01"W, 88.42

PARCEL CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C242	16°17'01"	220.00	62.52	N50°00'55"W, 62.31
C243	23°59'17"	220.00	92.11	N53°52'03"W, 91.44

811 Know what's below. Call before you dig. www.bluestakes.org

LEGEND

- STREET MONUMENT
- SET 5/8" REBAR/CAP
- — — — BUILDING PAD

0 30 60 120 180

22"x34" SCALE: 1"=60'
11"x17" SCALE: 1"=120'

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SKYRIDGE DEVELOPMENT
CONSTELLATION PLAT 3

SKYRIDGE DEVELOPMENT LLC

SUBDIVISION PLAT

SHEET 5 OF 6

ENTRY # 471036 BOOK 1273 PAGE 459-518
DATE 11-19-2019 TIME 3:16 PM FEE 416.00
FOR SKYRIDGE DEVELOPMENT LLC
BY LA WASATCH COUNTY RECORDER PEGGY FOY SULSER

CENTERLINE CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD
C12	22° 55' 06"	250.00	275.87	S59° 48' 27"E, 262.08
C13	22° 55' 06"	250.00	472.74	S82° 22' 04"E, 405.39
C14	28° 38' 52"	200.00	372.14	S83° 14' 04"E, 320.73

NORTHEAST CORNER OF SECTION 13,
T2S, R4E, SLB&M
BRASS CAP MONUMENT

S62°51'01"E, 48.81'
S0°10'04"W, 150.15'
L=306.99, R=280.00
12°49'04", CH=S80°00'37"E, 291.84'
C12
N45°52'30"E, 125.76'
N78°56'03"E, 231.39'
115.84
FUTURE PUBLIC TRAIL
C220
115.54
S28°11'45"E
75.67
S33°29'17"E
81.50
S28°11'45"E
107.72
1193 E
110.41
S61°48'15"W
100
10233 sq. ft.
0.23 acres
OS-08
44175 sq. ft.
1.01 acres
S80°08'23"E, 153.67'
74.66
S14°20'51"W
S46°32'23"E, 17.99'
39.62
60.17' ROW
C238
SKYRIDGE DRIVE
(PRIVATE ROAD)
N28°11'45"W, 158.73'
S28°11'45"E
158.73'
S28°11'45"E
51.01
1209 E
101
11568 sq. ft.
0.27 acres
S61°11'08"W
113.76
S33°05'23"W
49.26
S65°59'23"W
42.62
N83°45'19"W
74.15
S79°12'06"W
80.05
124.00
S1°40'35"E
102
12586 sq. ft.
0.29 acres
1235 E
C221
C222
C223
C224
S42°41'03"E
109.42
103
13951 sq. ft.
0.32 acres
1261 E
L=158.11, R=220.00
DELTA=41°10'35", CH=N67°54'14"E, 154.73'
104
15714 sq. ft.
0.36 acres
1287 E
142.84
N43°37'37"E
182.46
S43°27'59"W
C225
DELTA=56°31'17", CH=S72°30'29"E, 217.81'
L=226.89, R=230.00
1339 E
C14
DELTA=106°36'37", CH=N83°14'06"W, 272.82'
L=316.32, R=170.00
C13
C227
C228
C229
C230
C231
C232
C233
C234
C235
C236
1216 E
111
11954 sq. ft.
0.27 acres
1228 E
110
11946 sq. ft.
0.27 acres
1242 E
109
11393 sq. ft.
0.26 acres
1254 E
108
12135 sq. ft.
0.28 acres
1266 E
107
15676 sq. ft.
0.36 acres
N69°49'39"E
110.01
N26°25'02"W
65.89
N45°46'21"W
62.53
N51°34'26"W
61.36
44.66
131.95
N79°18'25"W, 230.71'
54.09
S72°48'20"W, 77.22'
N17°04'42"W
102.00
N37°35'58"W, 83.48'
S32°24'02"W, 96.79'
S34°42'06"E, 130.78'
S72°34'09"W, 219.99'
N60°12'10"E, 213.66'
S41°24'14"W, 173.15'
S21°26'00"W
104.63
S38°29'34"W
109.31
S1°48'41"W
102.55
N60°23'30"E, 72.23'
N82°21'47"E, 55.16'
N44°11'13"E, 74.85'
N38°19'47"E, 51.69'
N37°34'28"E, 110.21'
N45°26'09"E, 67.16'
N24°09'31"E, 62.16'
S5°10'28"W, 152.49'
S84°46'32"E, 29.83'
N71°09'54"E, 98.61'
N82°10'55"E, 76.08'
N89°25'11"E, 72.22'
N90°00'00"E, 110.00'
N63°22'18"E, 60.76'
N10°46'09"W, 53.22'
S37°54'32"E
77.98'
164.74
S53°28'31"W
164.31
S67°03'44"W
S87°21'36"E
38.66
1361 E
S23°58'30"E
6.09
47.81
S29°55'17"E
71.40'
N29°35'46"W
47.81
N27°30'05"E
38.67
N36°00'40"W
6.08
S67°15'28"W
95.17
OS-9
17941 sq. ft.
0.41 acres
S78°07'50"E
146.56
5.79
106
95257 sq. ft.
2.19 acres
N30°28'47"W
10.00
DELTA=47°39'01", CH=S35°41'43"W, 438.89', L=445.17', R=542.50
DELTA=54°17'45", CH=S32°22'27"W, 495.07', L=514.10, R=542.50
ROW
JORDANELLE PARKWAY (PUBLIC ROAD)
FUTURE PUBLIC TRAIL
S72°34'09"W, 219.99'

PARCEL CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C220	0°24'21"	280.00	1.98	S28°23'55"E, 1.98
C221	18°33'11"	220.00	71.24	S37°28'20"E, 70.93
C222	7°17'00"	220.00	27.97	S50°23'26"E, 27.95
C223	37°28'33"	220.00	143.90	S72°46'12"E, 141.35
C224	3°51'20"	220.00	14.80	N45°23'17"E, 14.80
C225	36°28'45"	225.68	143.69	N61°20'44"E, 141.27
C226	14°19'07"	230.00	57.48	S37°05'17"E, 57.33
C227	7°42'14"	532.50	71.60	S63°22'20"W, 71.55
C228	1°11'57"	597.50	12.51	S66°37'29"W, 12.51
C229	5°57'06"	597.50	62.06	S63°02'57"W, 62.04
C230	5°57'01"	597.50	62.05	S57°05'54"W, 62.02
C231	11°47'39"	280.42	57.72	S49°21'54"W, 57.62
C232	17°23'36"	280.00	85.00	S63°58'09"W, 84.67
C233	19°08'44"	280.00	93.56	S82°14'19"W, 93.13
C234	19°47'50"	280.00	96.75	N78°17'24"W, 96.27

ENTRY # 471036 BOOK 1273 PAGE 469-518
DATE 11-19-2019 TIME 3:16 PM FEE 416.00
FOR SKYRIDGE DEVELOPMENT LLC
BY LA WASATCH COUNTY RECORDER PEGGY FOY SULSER

811 Know what's below. Call before you dig. www.bluestakes.org

LEGEND

- STREET MONUMENT
- SET 5/8" REBAR/CAP
- BUILDING PAD

0 30 60 120 180

22"x34" SCALE: 1"=60'
11"x17" SCALE: 1"=120'

Jack Johnson Consulting
Designing World Destinations
In-Person - 1910 Prospector Avenue - Suite 200 - Park City - Utah 84060
Telephone - 435.645.9001 -- Facsimile - 435.776.7590
www.jackjohnson.com

DATE:	MARCH, 2019
DESIGNED BY:	STAFF
DRAWN BY:	STAFF
REVIEWED BY:	TF
PROJECT:	1288
ISSUE:	CONSTRUCTION DWGS

SKYRIDGE DEVELOPMENT
CONSTELLATION PLAT 3

SKYRIDGE DEVELOPMENT LLC

SUBDIVISION PLAT

SHEET 6 OF 6

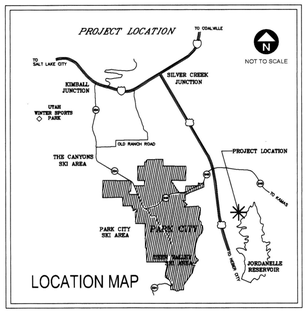
SKYRIDGE SUBDIVISION

CONSTELLATION

PLAT 3B

LOCATED IN THE NORTH HALF OF SECTION 13,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN

Wasatch County, Utah



LIEN HOLDER'S CONSENT

1. THERE IS A POTENTIAL FOR RADON GAS CONCENTRATIONS. IT IS RECOMMENDED THAT THE LOT OWNER TEST FOR ITS PRESENCE PRIOR TO CONSTRUCTION OF A RESIDENCE. SIMPLE MEASURES CAN BE TAKEN TO MITIGATE RADON GAS.
2. SUBDIVISION LOT CORNERS AND SUBDIVISION BOUNDARY CORNERS SHALL BE MARKED WITH A 5/8" X 24" REBAR WITH PLASTIC CAP.
3. JORDANELLE SPECIAL SERVICE DISTRICT SHALL BE KNOWN AS JSSD.
4. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SKYRIDGE MOUNTAIN COMMUNITY (CC&R'S) ARE FILED CONCURRENTLY WITH THIS PLAT IN THE WASATCH COUNTY RECORDER'S OFFICE.
5. ALL LOTS ARE SUBJECT TO THE SKYRIDGE ARCHITECTURAL GUIDELINES, CC&R'S, SKYRIDGE MOUNTAIN COMMUNITY ASSOCIATION, INC. BYLAWS (HOA BYLAWS), AND DEVELOPMENT AGREEMENT OF SKYRIDGE, A SUBDIVISION IN WASATCH COUNTY, AND ALL OTHER DOCUMENTS OF RECORD.
6. ALL LOTS (ALSO KNOWN AS HOMESITES IN CC&R'S) BENEFIT FROM AND ARE SUBJECT TO EASEMENTS AND OTHER INTERESTS AS DEFINED OR GRANTED IN THE CC&R'S AND OTHER INSTRUMENTS OF RECORD.
7. ALL ROADS WITHIN SKYRIDGE ARE PRIVATE AND SHALL BE MAINTAINED BY THE SKYRIDGE MOUNTAIN COMMUNITY ASSOCIATION, INC. (HOA).
8. WASATCH COUNTY HAS AN EASEMENT ON ALL PRIVATE ROADS AND OPEN SPACE (~~COMMON AREAS~~ COMMON AREAS) AND TO ENFORCE THEIR STATED PURPOSES.
9. THE FINISHED GRADING AROUND EACH RESIDENCE SHALL PROVIDE POSITIVE DRAINAGE OF AT LEAST 6 INCHES IN THE FIRST 10 FEET FROM THE RESIDENCE AS WELL AS PROVIDING VEGETATED DRAINAGE SWALES FOR THE ROUTING OF RUNOFF FROM THE PRIVATE DRIVEWAYS TO PASS IN-BETWEEN RESIDENCES.
10. PUBLIC UTILITY COMPANIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE COMMON AREA (PUBLIC UTILITY EASEMENTS) IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUBLIC UTILITY EASEMENTS. THE PUBLIC UTILITY COMPANIES MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUBLIC UTILITY EASEMENTS AT THE LOT OWNER'S EXPENSE, OR THE PUBLIC UTILITY COMPANIES MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUBLIC UTILITY EASEMENTS OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUBLIC UTILITY EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PUBLIC UTILITY COMPANIES WITH FACILITIES IN THE COMMON AREA (PUBLIC UTILITY EASEMENTS).
11. SKYRIDGE MOUNTAIN COMMUNITY ASSOCIATION, INC. IS RESPONSIBLE FOR THE ENFORCEMENT OF THE CC&R'S, SKYRIDGE ARCHITECTURAL GUIDELINES AND HOA BYLAWS.
12. IT IS RECOMMENDED THAT THE LOT OWNER OBTAIN A SITE SPECIFIC GEOTECHNICAL REPORT TO ADDRESS POTENTIAL GROUNDWATER AND SOIL CONDITIONS PRIOR TO FINAL FOOTING AND FOUNDATION DESIGN. GROUNDWATER MAY EXIST IN VARIOUS AREAS OF THE PROJECT AND AT CERTAIN TIMES OF THE YEAR.
13. THIS SUBDIVISION IS SUBJECT TO FIRE RESTRICTIONS. FIRE PITS, IF ANY UPON PRIOR APPROVAL BY THE ARCHITECTURAL REVIEW COMMITTEE (ARC), WILL BE GAS.
14. THIS SUBDIVISION IS A PART OF THE PARCEL OF GROUND SURVEYED BY ROUND VALLEY SURVEYS AND FILED AT THE WASATCH COUNTY SURVEYORS OFFICE ON SEPTEMBER 26, 2017 AS SURVEY #3001.
15. TRAILS MAY BE CONSTRUCTED IN THE OPEN SPACE AND SHALL BE MAINTAINED, INCLUDING PLOWING, BY HOA (SKYRIDGE MOUNTAIN COMMUNITY ASSOCIATION, INC.) AND SHALL BE OPEN TO THE PUBLIC.
16. RECORDING OF THIS PLAT DOES NOT GUARANTEE A BUILDING PERMIT. THE SUBDIVISION ROADS MUST BE SUBSTANTIALLY COMPLETED IN THE COUNTY'S DISCRETION, WHICH, WITHOUT LIMITATION, INCLUDES THE ROADS BEING PAVED AND SERVICES BROUGHT TO THE LOTS PRIOR TO A BUILDING PERMIT BEING ISSUED. BUILDING PERMITS SHALL BE ISSUED IN THE COUNTY'S SOLE DISCRETION.

SURVEYOR'S CERTIFICATE

I, JACK J. JOHNSON DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 147581 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND WILL BE MONUMENTED ON OR BEFORE FINAL ACCEPTANCE OF ROADWAY CONSTRUCTION AND THE LOTS STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

JACK J. JOHNSON

JULY 10, 2021

DATE

REGISTERED ENGINEER & LAND SURVEYOR — NO. 147581 — JACK J. JOHNSON — 7/10/21 — STATE OF UTAH

BOUNDARY DESCRIPTION

PARCEL 1

BEGINNING AT A POINT WHICH IS NORTH 0° 01' 46" WEST 651.19 FEET, NORTH 50° 17' 18" WEST 114.18 FEET, AND SOUTH 89° 59' 35" WEST 116.77 FEET FROM THE CENTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN. SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SKYRIDGE DRIVE;

THENCE NORTH 54° 40' 30" WEST 147.40 FEET;

THENCE NORTH 54° 40' 30" WEST 152.89 FEET;

THENCE NORTH 44° 57' 06" EAST 212.44 FEET;

THENCE SOUTH 37° 05' 10" EAST 131.02 FEET;

THENCE SOUTH 64° 32' 52" EAST 183.72 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 270.21 FEET. SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SKYRIDGE DRIVE;

THENCE ALONG THE RIGHT OF WAY LINE OF SKYRIDGE DRIVE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 44' 41", AN ARC DISTANCE OF 116.70 FEET (CHORD BEARS SOUTH 86° 53' 26" WEST, 115.79 FEET) TO A POINT OF TANGENCY ON A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 270.21 FEET;

THENCE ALONG THE RIGHT OF WAY LINE OF SKYRIDGE DRIVE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 57' 30", AN ARC DISTANCE OF 94.13 FEET (CHORD BEARS SOUTH 59° 14' 32" WEST, 93.65 FEET) TO THE POINT OF BEGINNING.

PARCEL 2

BEGINNING AT A POINT WHICH IS NORTH 0° 01' 46" WEST 651.19 FEET, FROM THE CENTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;

THENCE NORTH 50° 17' 18" WEST 114.18 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 330.00 FEET. SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SKYRIDGE DRIVE;

THENCE ALONG THE RIGHT OF WAY LINE OF SKYRIDGE DRIVE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 32' 41", AN ARC DISTANCE OF 112.57 FEET (CHORD BEARS NORTH 40° 09' 30" EAST, 112.02 FEET) TO A POINT OF TANGENCY ON A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 330.00 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SKYRIDGE DRIVE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5° 12' 48", AN ARC DISTANCE OF 30.03 FEET (CHORD BEARS NORTH 27° 46' 45" EAST, 30.02 FEET) TO A POINT OF TANGENCY ON A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 330.00 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SKYRIDGE DRIVE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5° 13' 09", AN ARC DISTANCE OF 30.06 FEET (CHORD BEARS NORTH 22° 33' 46" EAST, 30.05 FEET) TO A POINT OF TANGENCY ON A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 330.00 FEET;

THENCE CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SKYRIDGE DRIVE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14° 48' 52", AN ARC DISTANCE OF 85.33 FEET (CHORD BEARS NORTH 12° 32' 46" EAST, 85.09 FEET) TO A POINT OF NON-TANGENCY;

THENCE SOUTH 84° 15' 54" EAST, 126.72 FEET;

THENCE SOUTH 147° 59' 03" WEST, 124.73 FEET TO A POINT OF NON-TANGENCY ON A CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 220.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2° 56' 48", AN ARC DISTANCE OF 11.31 FEET (CHORD BEARS SOUTH 76° 29' 21" EAST, 11.31 FEET);

THENCE SOUTH 12° 02' 15" WEST, 30.00 FEET;

THENCE SOUTH 12° 02' 15" WEST, 30.00 FEET TO A POINT OF NON-TANGENCY ON A CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 280.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8° 41' 47", AN ARC DISTANCE OF 42.50 FEET (CHORD BEARS NORTH 73° 36' 51" WEST, 42.46 FEET);

THENCE SOUTH 20° 44' 02" WEST, 121.13 FEET;

THENCE SOUTH 89° 45' 45" WEST, 37.12 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I, TYLER T. ALDOUS, MANAGER OF THE OWNER OF THE PROPERTY DESCRIBED HEREON, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, OPEN SPACE AND PRIVATE ROADS TO BE HEREAFTER KNOWN AS SKYRIDGE, A SUBDIVISION IN WASATCH COUNTY, DO HEREBY DEDICATE AND CONVEY ALL PRIVATE ROADS, PUBLIC TRAILS AND OPEN SPACE TO THE OWNERS OF THE LOTS IN ALL PHASES OF SKYRIDGE, A SUBDIVISION IN WASATCH COUNTY, NOW PLATTED OR HEREAFTER PLATTED IN ALL OTHER ADDITIONAL PROPERTY OF SKYRIDGE, A SUBDIVISION IN WASATCH COUNTY, OWNER HEREBY OFFERS AND CONVEYS TO ALL PUBLIC UTILITY AGENCIES, THEIR SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE PLAT AS PRIVATE ROADS AND PUBLIC TRAILS FOR THE CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES, AND DEDICATES TO THE PUBLIC ALL AREAS REFLECTED ON THE PLAT AS PUBLIC, TOGETHER WITH THE RIGHT OF EGRESS AND INGRESS THERETO IN WHEREOF I HAVE HERETO SET MY HAND THIS 12TH DAY OF JULY, 2021.

TYLER T. ALDOUS
MANAGER, SKYRIDGE DEVELOPMENT, LLC

OWNER'S ACKNOWLEDGEMENT

STATE OF Utah)
)S.S.
COUNTY OF Summit)

ON THE 12th DAY OF July 2021. Tyler T. Aldous PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Summit IN SAID STATE OF Utah THE SIGNER OF THE ABOVE OWNER'S DEDICATION, DULY ACKNOWLEDGED TO ME THAT HE DID SIGN IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

RESIDING IN Wasatch COUNTY.
STATE OF Utah
MY COMMISSION EXPIRES: May 14 2025

MAE MAIR — NOTARY PUBLIC STATE OF UTAH — COMMISSION# 718132 — COMM. EXP. 05-14-2025

Mae Mair
NOTARY PUBLIC

WASATCH COUNTY ADMINISTRATIVE BODY

THE COUNTY OF WASATCH APPROVES THIS SUBDIVISION AS SHOWN HEREIN, AND AS SET FORTH IN THE DEVELOPMENT AGREEMENT BETWEEN OWNER AND WASATCH COUNTY APPROVED THIS 8 DAY OF September 2021.

WASATCH COUNTY MANAGER

ATTEST — COUNTY CLERK

APPROVAL AS TO FORM

APPROVED THIS 7th DAY OF July 2021.

WASATCH COUNTY ATTORNEY

WASATCH COUNTY SOLID WASTE

APPROVED THIS 18 DAY OF August 2021.

SOLID WASTE SUPERVISOR

WASATCH COUNTY FIRE CHIEF

APPROVED THIS 31 DAY OF AUG 2021.

WASATCH COUNTY FIRE CHIEF

WASATCH COUNTY ENGINEER DEPARTMENT

APPROVED THIS 2 DAY OF Sept 2021.

Contract DIRECTOR, ENGINEERING DEPARTMENT

WASATCH COUNTY PUBLIC WORKS DEPARTMENT

APPROVED THIS 17th DAY OF Aug 2021.

DIRECTOR, PUBLIC WORKS DEPARTMENT

WASATCH COUNTY HEALTH DEPARTMENT

APPROVED THIS 2nd DAY OF Sept 2021.

DIRECTOR, HEALTH DEPARTMENT

JORDANELLE SPECIAL SERVICE DISTRICT

APPROVED THIS 1st DAY OF September 2021.

MANAGER, SPECIAL SERVICE DISTRICT

WASATCH COUNTY SURVEYOR

APPROVED AS TO FORM THIS 22nd DAY OF July 2021.
ROS 3001

WASATCH COUNTY SURVEYOR

WASATCH COUNTY WATER BOARD

APPROVED THIS 10 DAY OF August 2021.

WATER BOARD CHAIR

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SUBDIVISION IS SOUTH 89° 52' 22" EAST BETWEEN THE CENTER OF SECTION 13, MONUMENTED AS ½ REBAR WITH CAP, AND THE EAST QUARTER CORNER OF SECTION 13, MONUMENTED AS A WASATCH COUNTY BRASS CAP, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

WASATCH COUNTY SHERIFF'S OFFICE

APPROVED THIS 31st DAY OF July 2021.

WASATCH COUNTY SHERIFF

WASATCH COUNTY PLANNING OFFICE

APPROVED THIS 3rd DAY OF Sept 2021.

DIRECTOR, PLANNING & ZONING DEPARTMENT

WASATCH COUNTY WEED BOARD

APPROVED THIS 1 DAY OF SEPT 2021.

WEED DEPARTMENT SUPERVISOR

WASATCH COUNTY JSPA PLANNING COMMISSION

APPROVED THIS 18th DAY OF August 2021.

CHAIRMAN, JSPA PLANNING COMMISSION

DEVELOPER

SKYRIDGE DEVELOPMENT, LLC
1960 SIDEWINDER DRIVE, SUITE 205
PARK CITY, UT 84060
801-232-2288

ENGINEER

Jack Johnson Consulting
Designing World Destinations
In-Person - 1910 Prospector Avenue - Suite 200 - Park City - Utah 84060
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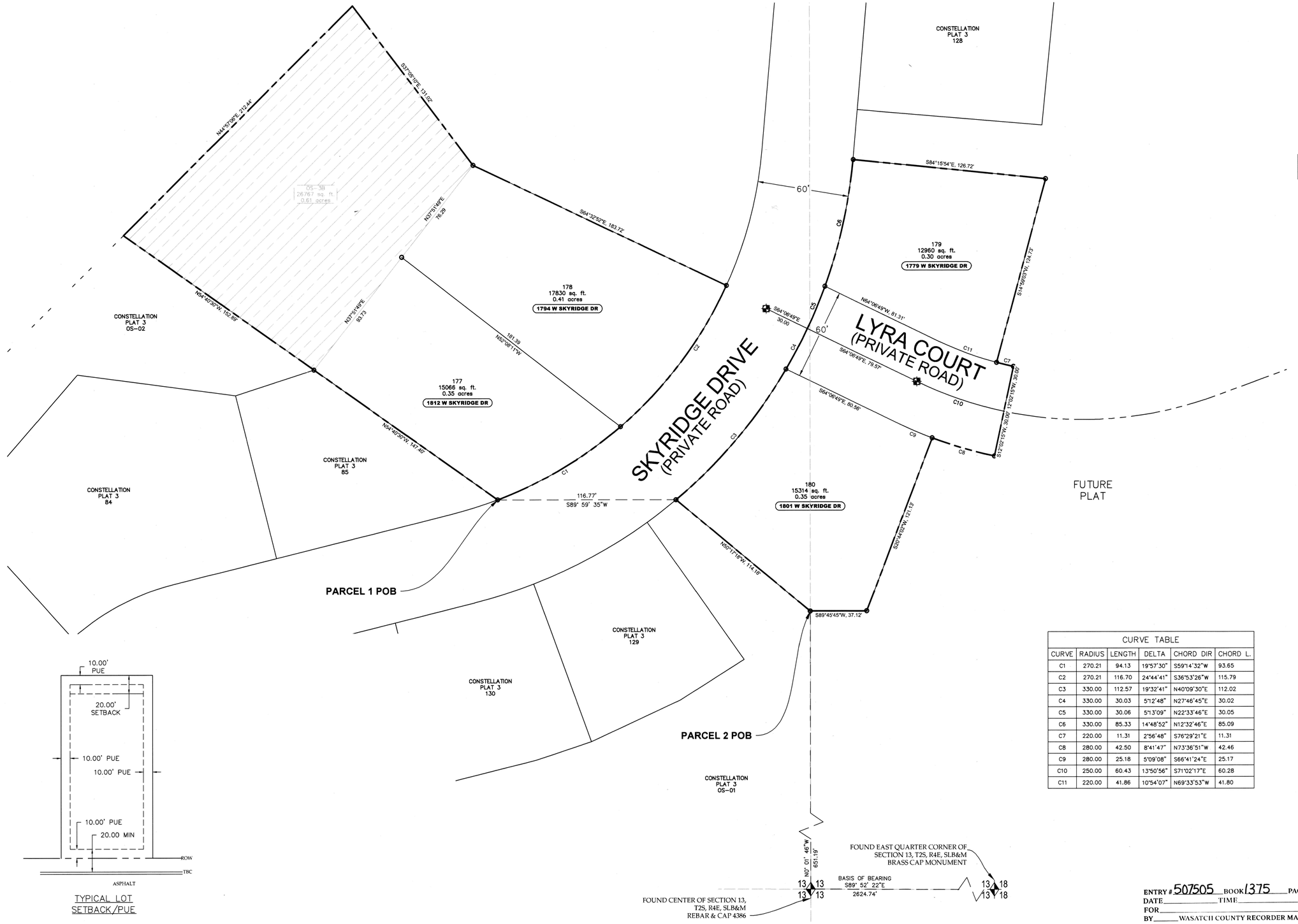
WASATCH COUNTY RECORDER

ENTRY # 507505 BOOK 1375 PAGE 1846-1847
DATE 09-16-2021 TIME 2:51PM FEE $110.00
FOR SKYRIDGE DEVELOPMENT LLC
BY AA WASATCH COUNTY RECORDER MARCY M MURRAY



LEGEND

- STREET MONUMENT
- SET 5/8 REBAR/CAP
- OPEN SPACE

TYPICAL LOT SETBACK/PUE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR	CHORD L.
C1	270.21	94.13	19°57'30"	S59°14'32"W	93.65
C2	270.21	116.70	24°44'41"	S36°53'26"W	115.79
C3	330.00	112.57	19°32'41"	N40°09'30"E	112.02
C4	330.00	30.03	5°12'48"	N27°46'45"E	30.02
C5	330.00	30.06	5°13'09"	N22°33'46"E	30.05
C6	330.00	85.33	14°48'52"	N12°32'46"E	85.09
C7	220.00	11.31	2°56'48"	S76°29'21"E	11.31
C8	280.00	42.50	8°41'47"	N73°36'51"W	42.46
C9	280.00	25.18	5°09'08"	S66°41'24"E	25.17
C10	250.00	60.43	13°50'56"	S71°02'17"E	60.28
C11	220.00	41.86	10°54'07"	N69°33'53"W	41.80

ENTRY # 507505 BOOK 1375 PAGE 1847
DATE _____ TIME _____ FEE _____
FOR _____
BY _____ WASATCH COUNTY RECORDER MARCY M MURRAY

CONSTELLATION 3B PLAT 2 OF 2