

- 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 ~~OPEN SPACE~~ /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 ~~OPEN SPACE~~ /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 PIT'S, 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.

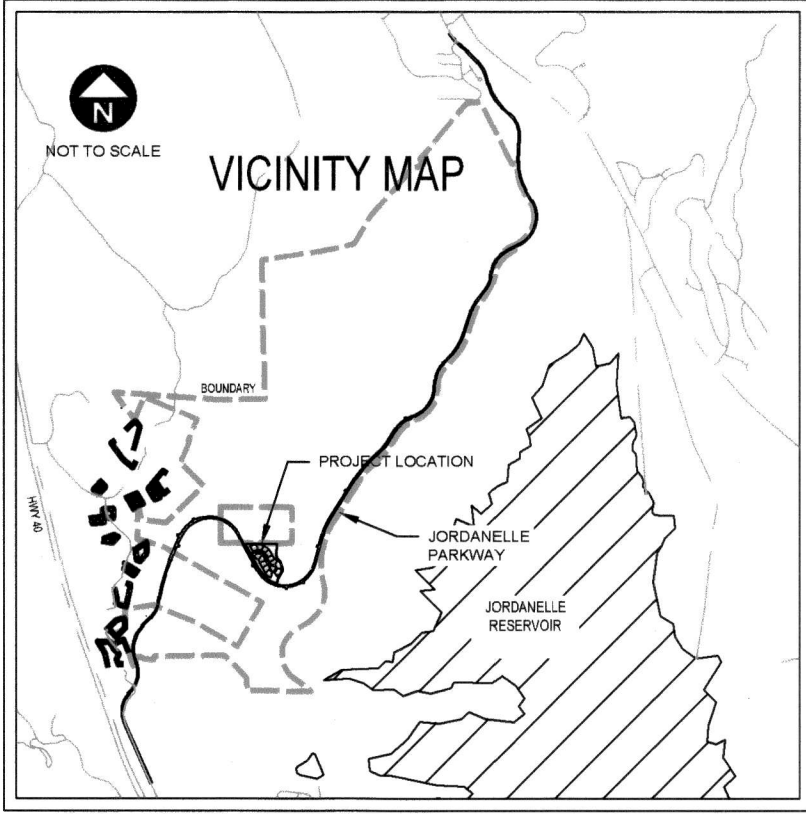
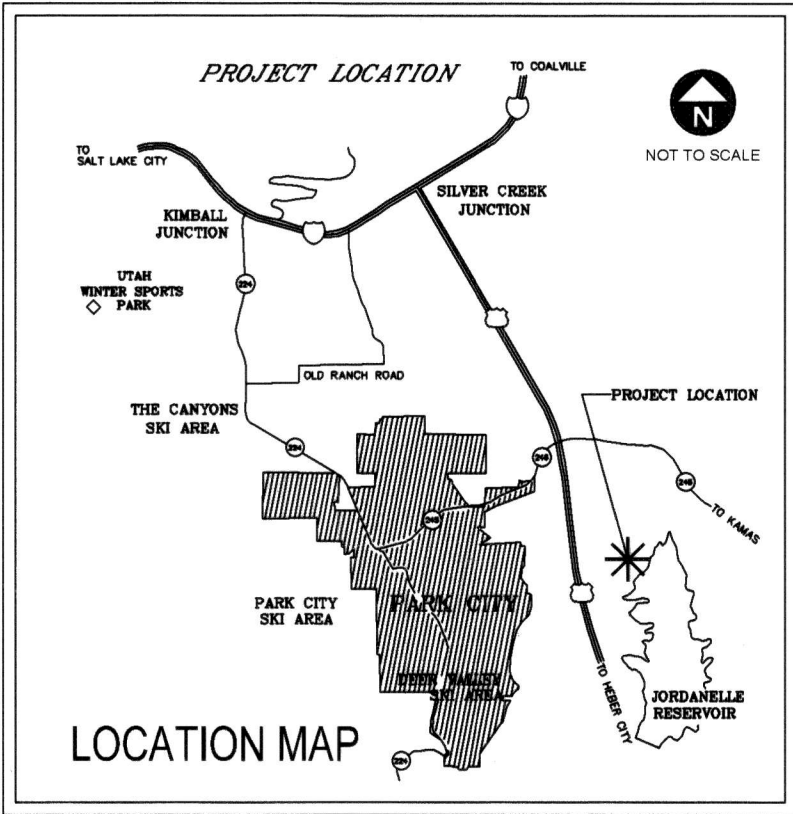
SKYRIDGE SUBDIVISION

LEO

PLAT 5

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

Wasatch County, Utah



BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 89° 52' 22" WEST ALONG THE QUARTER SECTION LINE 1591.50 FEET FROM THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE SOUTH 100.80 FEET;
THENCE SOUTH 11° 31' 09" WEST 84.76 FEET;
THENCE SOUTH 19° 31' 20" EAST 94.50 FEET;
THENCE SOUTH 42° 16' 45" EAST 74.86 FEET;
THENCE SOUTH 22° 33' 50" EAST 70.06 FEET;
THENCE SOUTH 14° 20' 52" EAST 83.93 FEET;
THENCE SOUTH 30° 20' 30" WEST 182.74 FEET;
THENCE SOUTH 16° 55' 03" WEST 86.74 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE FOR JORDANELLE PARKWAY AND A POINT OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 532.50 FEET;
THENCE ALONG THE RIGHT OF WAY LINE OF JORDANELLE PARKWAY NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44° 44' 19", AN ARC DISTANCE OF 415.79 FEET (CHORD BEARS NORTH 50° 42' 48" WEST, 405.31 FEET) TO A POINT OF TANGENCY;
THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 28° 20' 33" WEST 312.00 FEET;
THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 28° 20' 33" WEST 210.24 FEET TO A POINT ON THE QUARTER SECTION LINE OF SECTION 13;
THENCE ALONG THE QUARTER SECTION LINE OF SAID SECTION 13 SOUTH 89° 52' 22" EAST 566.49 FEET TO THE POINT OF BEGINNING.

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

DATE



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 14 DAY OF September 2021.

[Signature]
WASATCH COUNTY MANAGER

[Signature]
ATTEST



APPROVAL AS TO FORM

APPROVED THIS 2nd DAY OF July 2021.

[Signature]
WASATCH COUNTY ATTORNEY

WASATCH COUNTY SOLID WASTE

APPROVED THIS 18 DAY OF August 2021.

[Signature]
SOLID WASTE SUPERVISOR

WASATCH COUNTY FIRE CHIEF

APPROVED THIS 31 DAY OF Aug 2021.

[Signature]
WASATCH COUNTY FIRE CHIEF

WASATCH COUNTY ENGINEERING DEPARTMENT

APPROVED THIS 2nd DAY OF September 2021.

[Signature]
DIRECTOR, ENGINEERING DEPARTMENT

WASATCH COUNTY PUBLIC WORKS DEPARTMENT

APPROVED THIS 17th DAY OF Aug 2021.

[Signature]
DIRECTOR, PUBLIC WORKS DEPARTMENT

WASATCH COUNTY HEALTH DEPARTMENT

APPROVED THIS 2nd DAY OF Sept 2021.

[Signature]
DIRECTOR, HEALTH DEPARTMENT

WASATCH COUNTY SHERIFF'S OFFICE

APPROVED THIS 1st DAY OF Sept 2021.

[Signature]
WASATCH COUNTY SHERIFF

WASATCH COUNTY PLANNING OFFICE

APPROVED THIS 17th DAY OF Sept 2021.

[Signature]
DIRECTOR, PLANNING & ZONING DEPARTMENT

JORDANELLE SPECIAL SERVICE DISTRICT

APPROVED THIS 1st DAY OF September 2021.

[Signature]
MANAGER, SPECIAL SERVICE DISTRICT

WASATCH COUNTY SURVEYOR

APPROVED THIS 22nd DAY OF July 2021. ROS 4062

[Signature]
WASATCH COUNTY SURVEYOR

WASATCH COUNTY WATER BOARD

APPROVED THIS 10 DAY OF August 2021.

[Signature]
WATER BOARD CHAIR

WASATCH COUNTY WEED BOARD

APPROVED THIS 1 DAY OF Sept 2021.

[Signature]
WEED DEPARTMENT SUPERVISOR

WASATCH COUNTY JSPA PLANNING COMMISSION

APPROVED THIS 18th DAY OF August 2021.

[Signature]
CHAIRMAN, JSPA PLANNING COMMISSION

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 HEREFTER 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.

[Signature]
MANAGER, SKYRIDGE DEVELOPMENT, LLC

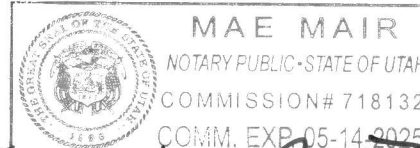
OWNER'S ACKNOWLEDGEMENT

STATE OF Utah

IS 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

[Signature]
NOTARY PUBLIC

DEVELOPER

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

ENGINEER



Designing World Destinations
In-Person - 1910 Prospector Avenue - Suite 200 - Park City - Utah 84060
Telephone - 435-648-9001 - Facsimile - 435-776-7590
www.jackjohnson.com

WASATCH COUNTY RECORDER

ENTRY # 507506 BOOK 1375 PAGE 1848-1849
DATE 16 SEP 2021 TIME 2:51:53 PM FEE 128.00
FOR SKYRIDGE DEVELOPMENT LLC
BY AA WASATCH COUNTY RECORDER MARCY M MURRAY

