

- 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 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 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 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 PITTS, 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 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.
 17. 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.
 18. TRAIL CONNECTIONS TO NEIGHBORING DEVELOPMENTS. OWNER ACKNOWLEDGES AND AGREES THAT THE TRAILS DEPICTED IN THE OPEN SPACE PARCELS NOTED ON THIS PLAT ARE INTENDED TO CONNECT WITH TRAILS TO BE CONSTRUCTED IN THE FUTURE ON NEIGHBORING PARCELS. ACCORDINGLY, OWNER HEREBY DECLARES AN EASEMENT FOR ADDITIONAL TRAIL CONNECTIONS TO THE TRAILS NOTED HEREIN. OWNER SHALL NOT BE OBLIGATED TO CONSTRUCT ANY TRAILS NOT NOTED ON THIS PLAT, BUT SHALL COOPERATE WITH THE COUNTY AND ANY NEIGHBORING LANDOWNER SEEKING CONNECTIONS TO THE TRAILS NOTED HEREIN AND IN DEDICATING ANY FUTURE CONNECTIONS TO THE COUNTY. OWNER MAY IN THE FUTURE PROVIDE AN AS BUILT TRAIL METES AND BOUNDS DESCRIPTION THAT MAY IMMATERIALLY VARY FROM THE TRAILS ON THIS PLAT. WITH APPROVAL OF THE PLANNING DIRECTOR, OWNER MAY DEDICATE THE AS BUILT TRAILS TO THE COUNTY, AND THAT DEED WILL SUPERSEDE THE APPLICABLE TRAILS SHOWN ON THIS PLAT.

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 March, 2022.

[Signature]
WASATCH COUNTY MANAGER

[Signature]
ATTEST

APPROVAL AS TO FORM	WASATCH COUNTY SOLID WASTE
APPROVED THIS <u>14</u> DAY OF <u>February</u> , 2022. <u>[Signature]</u> WASATCH COUNTY ATTORNEY	APPROVED THIS <u>25</u> DAY OF <u>February</u> , 2022. <u>[Signature]</u> SOLID WASTE SUPERVISOR
WASATCH COUNTY ENGINEER DEPARTMENT	WASATCH COUNTY PUBLIC WORKS DEPARTMENT
APPROVED THIS <u>10</u> DAY OF <u>March</u> , 2022. <u>[Signature]</u> DIRECTOR, ENGINEERING DEPARTMENT	APPROVED THIS <u>11</u> DAY OF <u>FEB</u> , 2022. <u>[Signature]</u> DIRECTOR, PUBLIC WORKS DEPARTMENT
JORDANELLE SPECIAL SERVICE DISTRICT	WASATCH COUNTY SURVEYOR
APPROVED THIS <u>15</u> DAY OF <u>February</u> , 2022. <u>[Signature]</u> MANAGER, SPECIAL SERVICE DISTRICT	APPROVED THIS <u>15</u> DAY OF <u>February</u> , 2022. <u>[Signature]</u> WASATCH COUNTY SURVEYOR

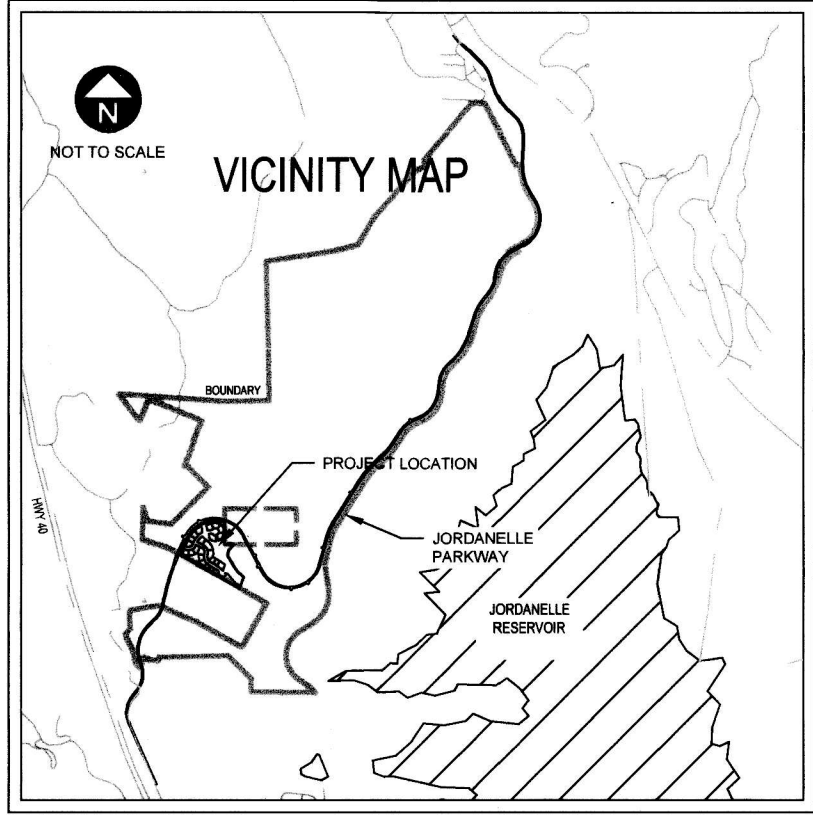
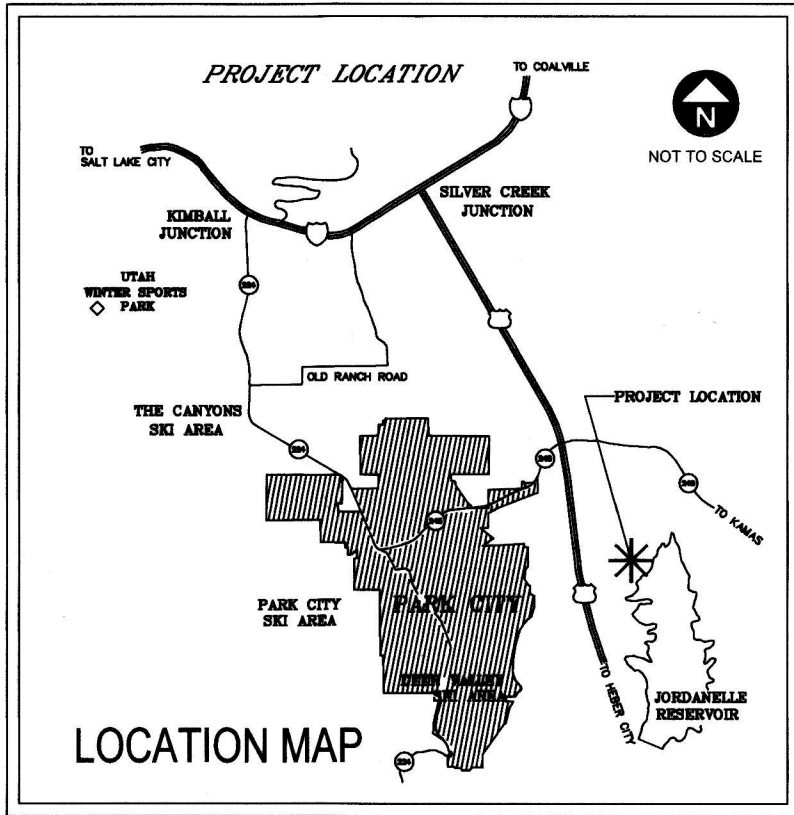
SKYRIDGE SUBDIVISION

ARIES

PLAT 6

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

Wasatch County, Utah



OWNER'S DEDICATION	SURVEYOR'S CERTIFICATE
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 <u>24</u> DAY OF <u>January</u> , 2022.	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. <u>[Signature]</u> JACK J. JOHNSON <u>January 24, 2022</u> DATE
BASIS OF BEARING	
THE BASIS OF BEARING FOR THIS SUBDIVISION IS SOUTH 89° 52' 22" EAST BETWEEN THE CENTER OF SECTION 13, MONUMENTED AS 1/2 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 HEALTH DEPARTMENT	WASATCH COUNTY SHERIFF'S OFFICE
APPROVED THIS <u>16</u> DAY OF <u>FEB</u> , 2022. <u>[Signature]</u> WASATCH COUNTY FIRE CHIEF	APPROVED THIS <u>4</u> DAY OF <u>March</u> , 2022. <u>[Signature]</u> WASATCH COUNTY SHERIFF
WASATCH COUNTY PLANNING OFFICE	WASATCH COUNTY JSPA PLANNING COMMISSION
APPROVED THIS <u>10</u> DAY OF <u>March</u> , 2022. <u>[Signature]</u> DIRECTOR, PLANNING & ZONING DEPARTMENT	APPROVED THIS <u>14</u> DAY OF <u>February</u> , 2022. <u>[Signature]</u> CHAIRMAN, JSPA PLANNING COMMISSION

BOUNDARY DESCRIPTION

BEGINNING AT THE CENTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN:

THENCE ALONG THE QUARTER SECTION LINE, SOUTH 89°52'22" EAST 166.68 FEET TO A COMMON CORNER WITH SKYRIDGE SUBDIVISION CENTAUR PLAT 9;

THENCE ALONG THE COMMON BOUNDARY WITH SKYRIDGE SUBDIVISION CENTAUR PLAT 9 THE FOLLOWING NINE (9) COURSES; SOUTH 45°57'43" WEST 133.40 FEET, SOUTH 15°51'56" WEST 86.21 FEET, SOUTH 14°59'10" EAST 36.90 FEET, SOUTH 30°48'48" EAST 117.99 FEET, SOUTH 33°22'32" EAST 68.05 FEET, SOUTH 33°22'32" EAST 137.26 FEET, SOUTH 50°12'17" EAST 147.13 FEET, SOUTH 20°16'11" WEST 79.85 FEET, SOUTH 20°16'11" WEST 142.27 FEET;

THENCE NORTH 60°48'21" WEST 1,236.72 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE FOR JORDANELLE PARKWAY AND A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 902.50 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°31'42", AN ARC DISTANCE OF 59.27 FEET (CHORD BEARS NORTH 23°12'18" EAST 59.26 FEET) TO A POINT OF TANGENCY;

THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 24°58'02" EAST 261.17 FEET TO A POINT ON A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 551.89 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°19'51", AN ARC DISTANCE OF 571.37 FEET (CHORD BEARS NORTH 32°45'38" EAST 149.71 FEET) TO A POINT OF NON-TANGENCY;

THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 49°27'14" EAST 10.00 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 542.63 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 60°19'51", AN ARC DISTANCE OF 571.37 FEET (CHORD BEARS NORTH 70°42'54" EAST 545.34 FEET) TO A POINT OF NON-TANGENCY;

THENCE CONTINUING ALONG SAID RIGHT OF WAY NORTH 10°53'24" EAST 10.00 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 552.68 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 7°58'56", AN ARC DISTANCE OF 77.00 FEET (CHORD BEARS SOUTH 75°06'24" EAST 76.93 FEET) TO A POINT OF NON-TANGENCY;

THENCE LEAVING SAID RIGHT OF WAY SOUTH 0°01'46" EAST 397.02 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINS 15.93 ACRES, MORE OR LESS.

OWNER'S ACKNOWLEDGEMENT

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

ON THE 24 DAY OF January, 2022, 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

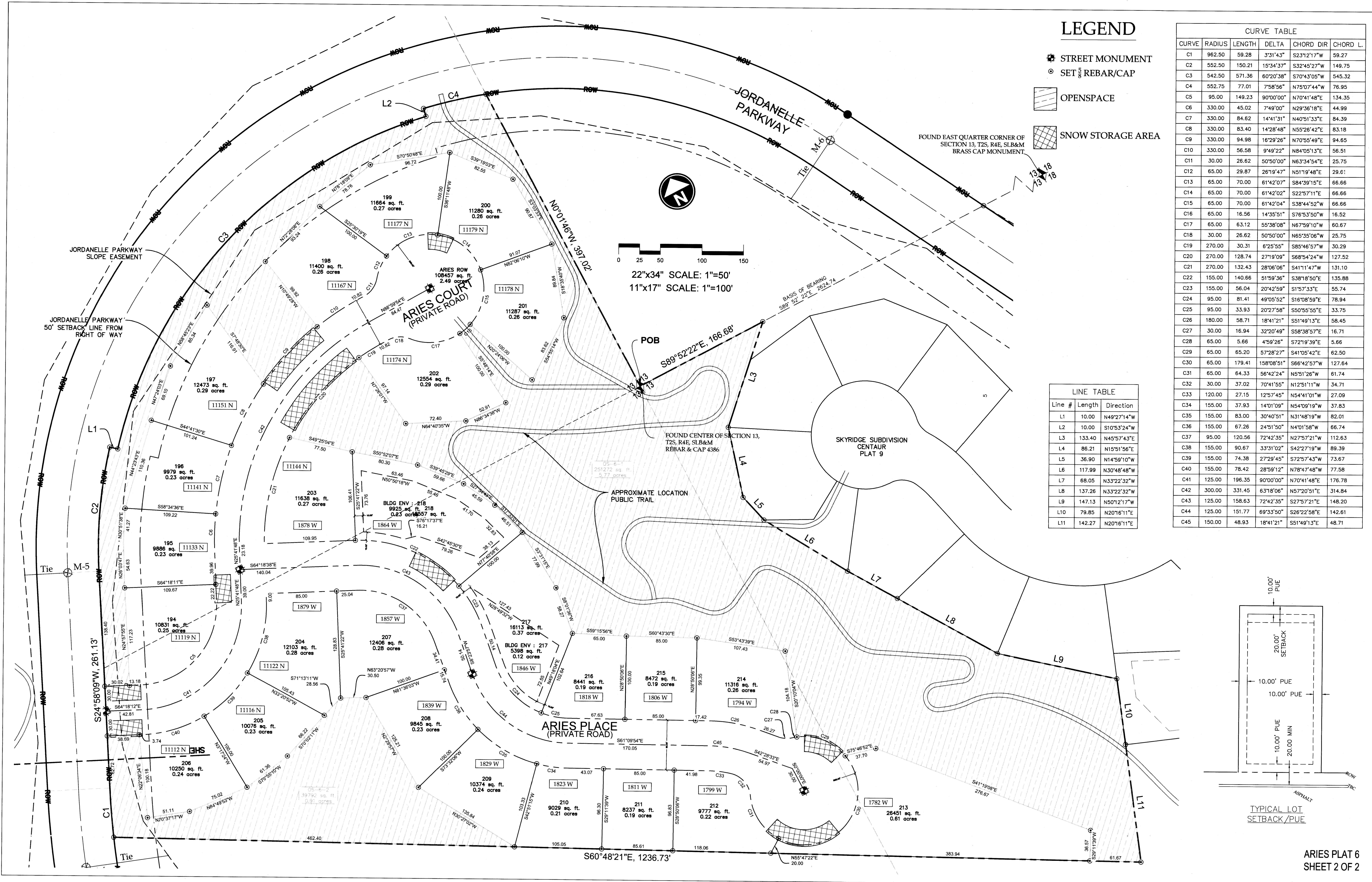
[Signature]
NOTARY PUBLIC

DEVELOPER: SKYRIDGE DEVELOPMENT, LLC
1960 SIDEWINDER DRIVE, SUITE 205
PARK CITY, UT 84060
435-214-7410

ENGINEER: Jack Johnson Consulting
Designing World Destinations
In-Person - 1919 Prospector Avenue - Suite 200 - Park City - Utah 84060
Telephone - 435-645-9901 - Facsimile - 435-776-7590
www.jackjohnson.com

WASATCH COUNTY RECORDER

ENTRY # 516865 BOOK 1402 PAGE 365-366
DATE 3-21-2022 TIME 12:16 PM FEE \$ 154.00
FOR SKYRIDGE DEVELOPMENT LLC
BY LA WASATCH COUNTY RECORDER MARCY M MURRAY



LEGEND

- STREET MONUMENT
- SET 3/8" REBAR/CAP
- OPENSOURCE
- SNOW STORAGE AREA

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR	CHORD L.
C1	962.50	59.28	3°31'43"	S23°12'17"W	59.27
C2	552.50	150.21	15°34'37"	S32°45'27"W	149.75
C3	542.50	571.36	60°20'38"	S70°43'05"W	545.32
C4	552.75	77.01	7°58'56"	N75°07'44"W	76.95
C5	95.00	149.23	90°00'00"	N70°41'48"E	134.35
C6	330.00	45.02	7°49'00"	N29°36'18"E	44.99
C7	330.00	84.62	14°41'31"	N40°51'33"E	84.39
C8	330.00	83.40	14°28'48"	N55°26'42"E	83.18
C9	330.00	94.98	16°29'26"	N70°55'49"E	94.65
C10	330.00	56.58	9°49'22"	N84°05'13"E	56.51
C11	30.00	26.62	50°50'00"	N63°34'54"E	25.75
C12	65.00	29.87	26°19'47"	N51°19'48"E	29.61
C13	65.00	70.00	61°42'07"	S84°39'15"E	66.66
C14	65.00	70.00	61°42'02"	S22°57'11"E	66.66
C15	65.00	70.00	61°42'04"	S38°44'52"W	66.66
C16	65.00	16.56	14°35'51"	S76°53'50"W	16.52
C17	65.00	63.12	55°38'08"	N67°59'10"W	60.67
C18	30.00	26.62	50°50'00"	N65°35'06"W	25.75
C19	270.00	30.31	6°25'55"	S85°46'57"W	30.29
C20	270.00	128.74	27°19'09"	S68°54'24"W	127.52
C21	270.00	132.43	28°06'06"	S41°11'47"W	131.10
C22	155.00	140.66	51°59'36"	S38°18'50"E	135.88
C23	155.00	56.04	20°42'59"	S1°57'33"E	55.74
C24	95.00	81.41	49°05'52"	S16°08'59"E	78.94
C25	95.00	33.93	20°27'58"	S50°55'55"E	33.75
C26	180.00	58.71	18°41'21"	S51°49'13"E	58.45
C27	30.00	16.94	32°20'49"	S58°38'57"E	16.71
C28	65.00	5.66	4°59'26"	S72°19'39"E	5.66
C29	65.00	65.20	57°28'27"	S41°05'42"E	62.50
C30	65.00	179.41	158°08'51"	S66°42'57"W	127.64
C31	65.00	64.33	56°42'24"	N5°51'26"W	61.74
C32	30.00	37.02	70°41'55"	N12°51'11"W	34.71
C33	120.00	27.15	12°57'45"	N54°41'01"W	27.09
C34	155.00	37.93	14°01'09"	N54°09'19"W	37.83
C35	155.00	83.00	30°40'51"	N31°48'19"W	82.01
C36	155.00	67.26	24°51'50"	N40°15'58"W	66.74
C37	95.00	120.56	72°42'35"	N27°57'21"W	112.63
C38	155.00	90.67	33°31'02"	S42°27'19"W	89.39
C39	155.00	74.38	27°29'45"	S72°57'43"W	73.67
C40	155.00	78.42	28°59'12"	N78°47'48"W	77.58
C41	125.00	196.35	90°00'00"	N70°41'48"E	176.78
C42	300.00	331.45	63°18'06"	N57°20'51"E	314.84
C43	125.00	158.63	72°42'35"	S27°57'21"E	148.20
C44	125.00	151.77	69°33'50"	S26°22'58"E	142.61
C45	150.00	48.93	18°41'21"	S51°49'13"E	48.71

LINE TABLE		
Line #	Length	Direction
L1	10.00	N49°27'14"W
L2	10.00	S10°53'24"W
L3	133.40	N45°57'43"E
L4	86.21	N15°51'56"E
L5	36.90	N14°59'10"W
L6	117.99	N30°48'48"W
L7	68.05	N33°22'32"W
L8	137.26	N33°22'32"W
L9	147.13	N50°12'17"W
L10	79.85	N20°16'11"E
L11	142.27	N20°16'11"E

