

HEBER CITY CORPORATION
75 North Main Street
Heber City, Utah
Planning Commission Meeting
Thursday, December 12, 2013

7:00 p.m.
Regular Meeting

TIME AND ORDER OF ITEMS ARE APPROXIMATE AND MAY BE CHANGED AS TIME PERMITS

Public notice is hereby given that the monthly meeting of the Heber City Planning Commission will be in the Heber City Office Building, 75 North Main, South door, in the Council Chambers upstairs.

Pledge of Allegiance: By Invitation
Minutes: November 14, 2013, Regular Meeting

Item 1 Presentation by Oakwood Homes on the Cottages at Valley Station Subdivision, located in the Valley Station Subdivision between 1000 South and 1300 South and between 300 West and Industrial Parkway.

Item 2 Peter Bollenbecker requests approval of a Small Subdivision / Lot Split, Lot 39 and 39A of Red Ledges Phase 1 Amended Subdivision Plat. Lots 39 and 39A located at the intersection of Chimney Rock and Flat Top Mountain Drive. The main entrance to the Red Ledges Development is at 1851 East Center Street (Lake Creek Drive).

Item 3 Red Ledges requests Subdivision Final Approval of the Red Ledges Phase 1R Subdivision Plat located at Explorer Peak Drive and Chimney Rock Road. The main entrance to the Red Ledges Development is at 1851 East Center Street (Lake Creek Drive).

Administrative Items:

Those interested in the above items are encouraged to attend. Order of items may vary if needed. In compliance with the Americans with Disabilities Act, those needing special accommodations during this meeting or who are non-English speaking should contact Karen Tozier or the Heber City Planning and Zoning Department (435-654-4830) at least eight hours prior to the meeting.

Posted on December 5, 2013 in the Wasatch County Community Development Building, Wasatch County Library, Heber City Hall, the Heber City Website at www.ci.heber.ut.us and on the Utah Public Notice Website at <http://pnm.utah.gov>. Notice provided to the Wasatch Wave on December 5, 2013.

Karen Tozier, Planning Commission Secretary

MINUTES

1 HEBER CITY CORPORATION
2 75 North Main Street
3 Heber City, Utah
4 Planning Commission Meeting
5 Thursday, November 14, 2013
6

7 7:00 p.m.
8 Regular Meeting
9

Present: Planning Commission: Darryl Glissmeyer
Kieth Rawlings
Mark Webb
Michael Thurber

Absent: Clayton Vance
Harry Zane
David Richards
Craig Hansen

Staff Present: Planning Director Anthony Kohler
Planning Secretary Karen Tozier

10
11 **Others Present:** Todd Cates and Joshua Cates.
12

13 Chairman Rawlings convened the meeting at 7:09 p.m. with a quorum present.
14

15 **Pledge of Allegiance: Commissioner Webb**
16 **Minutes: September 12, 2013, Regular Meeting**
17

18 Commissioner Glissmeyer moved to approve the meeting minutes of the September 12, 2013,
19 Regular Meeting. Commissioner Thurber seconded the motion. Voting Aye: Commissioners
20 Glissmeyer, Thurber, Rawlings, and Webb. Nay: None. The motion passed.
21

22 **October 17, 2013, Regular Meeting**
23

24 Commissioner Webb moved to approve the minutes for Thursday, October 17th. Commissioner
25 Thurber seconded the motion. Voting Aye: Commissioners Thurber, Rawlings, and Webb.
26 Abstaining: Commissioner Glissmeyer. Voting Nay: none. The motion passed.
27

28 **Item 1** **Red Ledges requests Subdivision Final Approval of Red Ledges Phase 1P located on**
29 **Copper Belt Drive near the intersection of Red Ledges Village Way. The main entrance**
30 **to the Red Ledges Development is at 1851 East Center Street (Lake Creek Drive)**
31

32 Todd Cates addressed the Commission. He noted that this phase, Phase 1P, had more lots
33 than what they had brought recently. He showed the location of the plat on the Red Ledges
34 map and pointed out that the City's water tank is in this area. These are custom lots; all but
35 one is under $\frac{3}{4}$ of an acre.

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There were no questions from the Planning Commission. The engineering report had been submitted early and Cates indicated that many of the items had been taken care of. Anthony Kohler is reviewing the Development Agreement and this would be taken care of before the City Council meeting. Commissioner Thurber expressed that he wanted to make sure access associated with the water tank is taken care of. Anthony Kohler indicated Bart Mumford is comfortable with these issues.

The topic of access on Lot 781 was discussed. Todd Cates indicated the Timpanogos Canal easement was in this area and cuts the lot off. Red Ledges has to stay outside of the easement to get into the lot. Anthony Kohler indicated he had included the definitions of building pad and building width from Section 18.61.040 Development Requirements in his staff report. In looking at these definitions, Kohler indicated he did not think there was a problem. He read the definitions. "The buildable area is the portion of land located within the property boundary setbacks. The Building pad is the portion of land located within the buildable area setbacks." The width on this is supposed to be 100 lineal feet at front of building pad. There are a couple of lots like this are in previous phases. The issue is they have to have 100 feet of width in the building pad as defined on the plat. This has been done. Kohler indicated that the width of the flag pole is at least 20 feet so they can meet the driveway standards for the fire department as well. The length of the driveway is important to the fire department; they usually get involved if the driveway is 150 feet long or longer. The driveway on this lot appears to be less than 100 feet in length. Anthony Kohler indicated they could have the fire department look at this before this goes to City Council and make sure they are comfortable with this.

Commissioner Webb asked if all the setbacks had been taken care of. Anthony Kohler noted that he had spoken to Mike Carlton and Mr. Carlton indicated he had made these changes (to the plat). Anthony Kohler was to check the setbacks as well.

Commissioner Thurber moved the proposed subdivision is consistent with the Red Ledges Master Plan, the Interlocal Agreement, Chapter 18.61, and conditional upon Lots 758 through 759 showing building pads 30 feet from the right-of-way, with 10 foot and 14 foot side setbacks and 30 foot rear setbacks, and Lot 774 being widened to 100 feet. There was a correction from the Commissioner Glissmeyer that this should be Lots 758 through 779. Commissioner Thurber agreed to this correction to the motion. Commissioner Webb asked if this was a recommendation for final subdivision approval for Phase 1P. Commissioner Thurber confirmed this, yes. Commissioner Glissmeyer seconded the motion. Voting Aye: Commissioners Glissmeyer, Thurber, Rawlings, and Webb. Voting Nay: none. The motion passed.

Administrative Items:

Under Administrative Items the Commission wanted to discuss the DRC Meeting that had been held earlier that week. They were concerned that the Boyer Company had not followed their recommendations; they want a park, not a retention pond park. They expressed that this is a need for the children in the area. The future bypass area was discussed briefly. Anthony Kohler

82 indicated the County wants to work with the City to make sure that the City does not need more
83 intersection area in the location where you would exit off the bypass. This is another issue that
84 the City will need to work with the developer on. The phasing of the project was also discussed
85 briefly. The developer would like feedback from the Commission.

86
87 There was brief discussion on possible development in commercial areas.

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89 Scheduling of the annual calendar for 2014 was discussed. The Planning Commission would
90 like for the meetings to be scheduled at 6:00 p.m. Discussion on the joint meeting in January
91 with the City Council. Anthony Kohler mentioned issues they might talk over at this meeting.
92 They would probably schedule this tentatively for the 4th week of January. Kohler noted he was
93 considering having a consultant facilitate the meeting. The Commission agreed that this would
94 be a good idea.

95
96 Commissioner Glissmeyer moved to adjourn the meeting. Commissioner Webb seconded the
97 motion. Voting Aye: Commissioners Glissmeyer, Thurber, Rawlings, and Webb. Voting Nay:
98 none. The motion passed and the meeting adjourned at 7:50 p.m.

ITEM 1

Heber City Planning Commission
Report by: Anthony L. Kohler
Meeting date: December 12, 2013

Re: Cottages at Valley Station Presentation

Mike Stewart, representing Oakwood Homes, will present the concept that was approved by the Planning Commission a couple of months ago. The Planning Commission approved the proposed Boyer Concept with changes specified during that meeting, and this presentation will summarize those changes in preparation for preliminary plat application.

The purpose of this item is to review the issues that came up at concept approval, such as park location, storm water retention plan, trail plan, driveway placement, and lot orientation, and update the Planning Commission on some recent new information that affects some of these issues. The new information stems from the vicinity of the Truck Route (1300 South) to the south, and the topography of the property sloping to the northwest. The petitioner will have a PowerPoint presentation to illustrate these issues at the meeting and would be looking for feedback on these issues.

ITEM 2

HEBER CITY PLANNING COMMISSION

Meeting date: December 12, 2013

Report by: Anthony L. Kohler

Re: Red Ledges Phase 1 Lot 39 2nd Amended Plat

In 2010, the owner of Lot 39 requested approval of a plat amendment to combine Lot 39 of Phase 1 with adjoining subdivided property. The owner of Lot 39 is now requesting to split the new larger Lot 39 into 2 Lots as originally proposed by Red Ledges.

Each of the lots likely have water and sewer laterals in place. If not, they will need to be installed by the petitioner.

RECOMMENDATION

The proposed subdivision/plat amendment is consistent with the Red Ledges Master Plan, Interlocal Agreement, and Chapter 18.61 of the Municipal Code.

RED LEDGES ~~PHASE 1~~ - AMENDING LOT 39 OF RED LEDGES PHASE 1 AMENDED SUBDIVISION PLAT

LOCATED IN THE NORTH 1/2 OF SECTION 38, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

SOUTHEAST CORNER SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN FOUND 3" ALUMINUM CAP PER PER RED LEDGES PHASE 1 AMENDED SUBDIVISION PLAT

SOUTH QUARTER CORNER SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN FOUND BRASS CAP PER RED LEDGES PHASE 1 AMENDED SUBDIVISION PLAT

SURVEYOR'S CERTIFICATE

I, GREGORY D. WILDING, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418582 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE PARCELS OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.



December 10, 2010
DATE

PROPERTY DESCRIPTION:

BEGINNING AT A POINT NORTH 89°02'38" EAST 852.18 FEET AND SOUTH 00°57'22" EAST 505.29 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 39 OF RED LEDGES PHASE 1 AMENDED PLAT AND RUNNING THENCE ALONG SAID LOT 39 THE FOLLOWING SEVEN (7) CALLS: 1) SOUTH 19°24'13" EAST 138.29 FEET; 2) 6.70 FEET ALONG THE ARC OF A 88.00 FOOT TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 17°13'25" EAST 6.70 FEET); 3) SOUTH 15°02'36" EAST 21.03; 4) 28.58 FEET ALONG THE ARC OF A 28.00 RADIUS FOOT TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 14°11'52" WEST 27.36 FEET); 5) 31.71 FEET ALONG THE ARC OF A 92.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 33°33'50" WEST 31.56 FEET); 6) NORTH 66°18'40" WEST 147.64 FEET; 7) NORTH 19°24'13" WEST 106.87 FEET; THENCE NORTH 74°45'51" WEST 64.47 FEET; THENCE NORTH 18°22'24" EAST 148.61 FEET; THENCE 74.20 FEET ALONG THE ARC OF A 57.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CHORD BEARS NORTH 71°05'00" EAST 69.07 FEET); THENCE 29.41 FEET ALONG THE ARC OF A 88.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS NORTH 43°22'05" EAST 29.28 FEET); THENCE 29.16 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT (CHORD BEARS SOUTH 71°21'37" EAST 24.78 FEET); THENCE 79.96 FEET ALONG THE ARC OF A 1225.00 FOOT RADIUS TANGENT CURVE TO THE LEFT (CHORD BEARS SOUTH 17°32'01" EAST 79.94 FEET); THENCE SOUTH 19°24'13" EAST 71.74 FEET TO THE NORTHEAST CORNER OF SAID LOT 39 AND THE POINT OF BEGINNING

CONTAINS 1.14 ACRES OR 49,837 SF

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS PLAT IS NORTH 89°02'38" EAST BETWEEN THE SOUTH QUARTER CORNER OF SECTION 38 AND THE SOUTHWEST CORNER OF SECTION 38, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

NARRATIVE:

THE PURPOSE OF THIS AMENDED PLAT IS TO EXPAND LOT 39 OF THE RED LEDGES PHASE 1 AMENDED SUBDIVISION PLAT RECORDED AS ENTRY NO. 338822 IN BOOK 972 AT PAGES 637-756 OF THE OFFICIAL RECORDS OF THE WASATCH COUNTY RECORDERS OFFICE.

OWNER'S DEDICATION AND CONSENT TO RECORD

I, GREGORY D. WILDING, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418582 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE PARCELS OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

ALSO, THE OWNER HEREBY GRANTS TO WASATCH COUNTY, HEBER CITY, TWIN CREEKS SSD AND WASATCH COUNTY FIRE DISTRICT, A NON-EXCLUSIVE EASEMENT OVER PRIVATE ROADS, PRIVATE DRIVEWAYS, INDICATED COMMON AREA TRACTS AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSE OF PROVIDING UTILITY INSTALLATION, MAINTENANCE, OPERATION, AND EVENTUAL REPLACEMENT.

ALSO, ALL PUBLIC TRAILS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR USE BY THE PUBLIC IN PERPETUITY.

EXECUTED THIS 2 DAY OF FEB, 2010 2:01

BY: RED LEDGES LAND DEVELOPMENT, INC., A FLORIDA CORPORATION

ITS: VICE PRESIDENT, TODD R. CATES

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASATCH }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2 DAY OF Feb, 2010, 2:01

BY: Todd R. Cates

NOTARY PUBLIC: Shelly Wilkins

8-22-2014

MY COMMISSION EXPIRES: Commission # 583464

RESIDING AT:

EXECUTED THIS 31 DAY OF Jan, 2011

BY: PETER N. BOLLENBECKER AND MARY M. BOLLENBECKER, TRUSTEES OF THE BOLLENBECKER FAMILY TRUST DATED JUNE 2, 1995

ITS: OWNER LOT 39

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASATCH }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF Jan, 2011

BY: Peter N. Bollenbecker

NOTARY PUBLIC: M. J. Valle

05/26/14

MY COMMISSION EXPIRES:

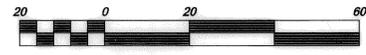
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RESIDING AT: MARIQUIL VALLE

NOTARY PUBLIC STATE OF NEVADA

My Commission Expires: 05-28-14

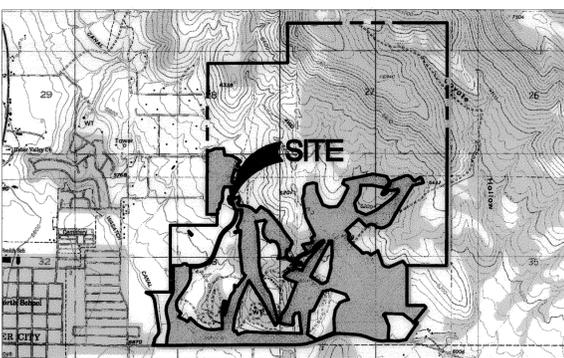
Certificate No: 10-2288-1



Scale 1" = 20 ft

NOTES

- ALL OF THE PROPERTY INCLUDED IN THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RED LEDGES AND ANY AMENDMENTS THERETO ("DECLARATION") RECORDED IN THE OFFICE OF THE WASATCH COUNTY RECORDER IN HEBER CITY, UTAH. THE USE OF ANY RED LEDGES LOT IS GOVERNED BY THE TERMS OF THE DECLARATION. PURSUANT TO THE DECLARATION, ALL LOT OWNERS WITH RED LEDGES COMMUNITY ARE MEMBERS OF THE RED LEDGES COMMUNITY ASSOCIATION, INC. (THE "ASSOCIATION"). CERTAIN LOTS AND PARCELS MAY ALSO BE COVERED BY THE TERMS OF THE SUPPLEMENTAL DECLARATION AND NEIGHBORHOOD DECLARATIONS AS CONTAINED BY THE TERMS OF THE DECLARATION. EACH LOT IS SUBJECT TO AND BENEFITED BY ALL EASEMENTS AND USE RIGHTS SET FORTH IN THESE PLAT NOTES, ON THIS PLAT AND IN THE DECLARATION TO THE EXTENT PROVIDED HEREIN AND IN THE DECLARATION.
- NO IMPROVEMENTS OR LANDSCAPING MAY BE MADE TO ANY LOT WITHOUT THE REVIEW AND APPROVAL OF THE DECLARANT OR, IF DELEGATED BY DECLARANT, THE ARCHITECTURAL REVIEW COMMITTEE OF RED LEDGES IN ACCORDANCE WITH THE DECLARATION AND THE RED LEDGES DESIGN GUIDELINES ("DESIGN GUIDELINES") AND ANY SUPPLEMENTAL DESIGN GUIDELINES WHICH MAY BE PROMULGATED THEREUNDER FROM TIME TO TIME. WHICH DESIGN GUIDELINES AND SUPPLEMENTAL DESIGN GUIDELINES INCORPORATE OR INCLUDE LIGHTING, LANDSCAPING, GRADING, SIGNAGE, AND OTHER GUIDELINES. THE DESIGN GUIDELINES REQUIRE THE ESTABLISHING OF STRICT LIMITS OF DISTURBANCE FOR ANY CONSTRUCTION ACTIVITY. CERTAIN LOTS IN VISUALLY SENSITIVE AREAS MAY BE SUBJECT TO SUPPLEMENTAL DESIGN GUIDELINES FOR SENSITIVE AREAS ("SUPPLEMENTAL DESIGN GUIDELINES") AS PROVIDED IN THE "DEVELOPMENT AGREEMENT" (DEFINED IN NOTE 9 BELOW). THE DECLARANT OR ARCHITECTURAL REVIEW COMMITTEE, WHICHEVER HAS DESIGN REVIEW AUTHORITY, IS REFERRED TO AS THE "DESIGN REVIEW ENTITY".
- DEVELOPMENT ON EACH LOT WILL BE LIMITED TO SPECIFIC BUILDING DISTURBANCE AREAS, OR "BUILDING ENVELOPES" DESIGNATED PURSUANT TO THE DESIGN GUIDELINES AND SUPPLEMENTAL DESIGN GUIDELINES. BUILDING ENVELOPES MAY BE ESTABLISHED IN THE DESIGN GUIDELINES AND SUPPLEMENTAL DESIGN GUIDELINES AND MODIFIED BY THE DECLARANT, OR THE ARCHITECTURAL REVIEW COMMITTEE, WITH THE CONSENT OF THE DECLARANT, IN THE EXERCISE OF THE DECLARANT'S (AND IF APPLICABLE ARCHITECTURAL REVIEW COMMITTEE'S) SOLE DISCRETION. PROVIDED SUCH BUILDING ENVELOPE SHALL INCORPORATE ALL APPLICABLE BUILDING SETBACKS UNDER THE DEVELOPMENT AGREEMENT (DEFINED IN NOTE 9 BELOW) THE MASTER PLAN (DEFINED IN NOTE 5 BELOW) AND THE DESIGN GUIDELINES SHALL COMPLY WITH ANY ADDITIONAL SETBACK REQUIREMENTS PROVIDED FOR IN THIS FINAL PLAT. THE MAXIMUM HEIGHT OF ANY STRUCTURE SHALL BE ESTABLISHED BY THE DESIGN GUIDELINES. OWNERS OF LOTS SHALL HAVE NO RIGHTS, EXPECTATIONS OR GUARANTEES WITH RESPECT TO THE FINAL LOCATION OF A BUILDING SITE ON ANY LOT, THE PARTICULAR VIEW FROM ANY LOT, THE LOCATION, SCALE, OR HEIGHT OR OTHER DESIGN FEATURES, OR ANY IMPROVEMENTS THAT MAY BE APPROVED FOR CONSTRUCTION ON ANY LOT.
- RED LEDGES IS SERVED BY OR INCLUDED WITHIN THE BOUNDARIES OF TWIN CREEKS SPECIAL SERVICE DISTRICT (TSSSD) AND THE HEBER CITY FIRE SERVICE DISTRICT (HCFSD) AND HEBER CITY.
- RED LEDGES IS GOVERNED BY THE TERMS OF A MASTER PLAN APPROVED BY HEBER CITY, A SUBDIVISION AGREEMENT BETWEEN RED LEDGES LLC AND HEBER CITY, A DEVELOPMENT AGREEMENT BETWEEN HEBER CITY AND THE RED LEDGES LLC, AN ANNEXATION AGREEMENT BETWEEN HEBER CITY AND RED LEDGES, LLC, AND AN INTER LOCAL AGREEMENT BETWEEN RED LEDGES LLC, HEBER CITY, TWIN CREEKS SPECIAL SERVICE DISTRICT AND WASATCH COUNTY. THE ABOVE REFERENCED AGREEMENTS GOVERN USE AND IMPOSES REGULATIONS APPLICABLE WITHIN RED LEDGES.
- ALL ROADS WITHIN RED LEDGES ARE PRIVATE AND WILL BE MAINTAINED BY THE ASSOCIATION SUBJECT TO THE TERMS OF THE DECLARATION. PRIVATE DRIVEWAYS SERVING INDIVIDUAL RESIDENCES AND THE LANDSCAPING ON EACH LOT SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE OWNER. GUARDBOARDS, GATES, LANDSCAPING, SIGNAGE, AND OTHER SIMILAR FACILITIES MAY BE CONSTRUCTED WITHIN THE ROAD RIGHTS OF WAY OR ADJOINING COMMON AREA PARCELS. PRIVATE DRIVEWAYS AND OTHER IMPROVEMENTS SERVING MORE THAN ONE LOT SHALL BE THE SHARED MAINTENANCE RESPONSIBILITY OF THE OWNERS OF THE LOTS SERVED THEREBY. PROVIDED THE ASSOCIATION MAY, IN ITS SOLE DISCRETION, UNDERTAKE THE MAINTENANCE OF SUCH SHARED FACILITIES AND ESTABLISH SPECIAL ASSESSMENTS APPLICABLE TO THE BENEFITED LOTS TO COVER THE COSTS OF SUCH MAINTENANCE. AT THE TIME OF ANY RESURFACING OF ROADS WITHIN RED LEDGES, THE ASSOCIATION SHALL BE RESPONSIBLE TO RAISE MANHOLES TO GRADE, ACCORDING TO HEBER CITY SPECIFICATIONS. COMMON AREA TRACTS ARE NOT TO BE CONSTRUCTED TO BE DEDICATED FOR THE USE OF THE GENERAL PUBLIC BUT ARE DECLARED COMMON AREAS FOR THE USE AND ENJOYMENT OF THE ASSOCIATION AND LOT OWNERS WITHIN THE ENTIRE RED LEDGES COMMUNITY.
- RED LEDGES CONTAINS EXTENSIVE AREAS OF OPEN SPACE. OPEN SPACE AREAS DESIGNATED ON THE PLAT SHALL BE PRESERVED IN OPEN SPACE CONDITION IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT, DESIGN GUIDELINES AND THE DECLARATION.
- ALL LOTS ARE SUBJECT TO A 10 FOOT WIDE PUBLIC AND PRIVATE NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENT ALONG ALL LOT LINES. DECLARANT RETAINS THE RIGHT TO GRANT ADDITIONAL UTILITY EASEMENTS WITHIN RED LEDGES. ALL ROAD RIGHT OF WAY AND OPEN SPACES SHOWN ON THIS PLAT ARE SUBJECT TO DECLARANT'S RIGHT TO GRANT EASEMENTS FOR UTILITIES.
- EACH LOT IS SUBJECT TO ADDITIONAL EASEMENTS FOR DRAINAGE, NATURAL DRAINAGE WAYS, TRAILS, UTILITIES AND OTHER MATTERS WHICH MAY AFFECT PORTIONS OF LOTS OUTSIDE OF THE PORTION OF THE LOT COVERED BY RESIDENTIAL IMPROVEMENTS. THESE EASEMENTS ARE IN ADDITION TO EASEMENTS GRAPHICALLY DESCRIBED ON THE PLAT. DECLARANT ALSO RESERVES PERMANENT EASEMENTS ACROSS THE PORTIONS OF LOTS ALONG ROADWAYS AND OUTSIDE OF THE RESERVED ROAD CORRIDOR FOR THE FINISHING OF CUT AND FILL SLOPES REQUIRED TO COMPLETE THE ROADS IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY HEBER CITY.
- TWIN CREEKS, HEBER CITY AND PUBLIC UTILITY COMPANIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY AND DEDICATED EASEMENTS IDENTIFIED ON THIS PLAT MAP. PRIVATE ROADS, TRAIL EASEMENTS AND OPEN SPACE AREAS 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 PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.
- ALL LOT CORNERS WILL BE SET WITH A 5/8" REBAR AND YELLOW CAP MARKED WILDLING ENGINEERING INC
- THE RECREATIONAL FACILITIES DEVELOPED ON THE SUBJECT PROPERTY AND OPERATED AS PART OF THE RED LEDGES CLUB ARE NOT COMMON AREA OF PROPERTY OWNERS ASSOCIATION, BUT RATHER ARE PRIVATELY OWNED. THE USE OF SUCH FACILITIES MAY ONLY BE OBTAINED BY ACQUIRING A MEMBERSHIP AT RED LEDGES CLUB AND PAYING THE REQUISITE FEES AND CHARGES ASSOCIATED THERE WITH. OWNERSHIP OF A RESIDENCE OR HOME SITE IN RED LEDGES DOES NOT GIVE ANY VESTED RIGHT OR EASEMENT, PREScriptive OR OTHERWISE, TO USE SAID RECREATIONAL FACILITIES AND DOES NOT GRANT ANY OWNERSHIP OR MEMBERSHIP INTEREST IN RED LEDGES CLUB OR ITS FACILITIES. THE DECLARATION ESTABLISHES CERTAIN RIGHTS AND EASEMENTS IN FAVOR OF THE RED LEDGES CLUB.
- ALL STORM WATER IMPROVEMENTS AND EASEMENTS ARE DEDICATED TO RED LEDGES COMMUNITY ASSOCIATION, INC. AND ARE TO BE MAINTAINED BY THE ASSOCIATION.
- ALL UNITS WITHIN THIS DEVELOPMENT SHALL BE FIRE SPRINKLED.



VICINITY MAP

WILDING ENGINEERING, INC
12411 SOUTH FORT STREET
DRAPER, UTAH 84020
(801)553-8112

COUNTY SURVEYOR
I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.
Gregory D. Wilding
COUNTY SURVEYOR
12-10-10
DATE

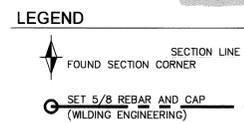
APPROVAL AS TO FORM
APPROVED ON: THIS 3 DAY OF December, 2010
Todd R. Cates
TWIN CREEKS SPECIAL SERVICE DISTRICT MANAGER

APPROVAL AS TO FORM
APPROVED AS TO FORM ON: THIS 22 DAY OF DECEMBER, 2010
Shirley Wilkins
HEBER CITY MAYOR
Janese J. Smith
ATTESTED BY HEBER CITY RECORDER

APPROVAL AS TO FORM
APPROVED ON: THIS 22 DAY OF DECEMBER, 2010
Barry Mumford
CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AND ACCEPTED BY: THE HEBER CITY PLANNING CHAIRMAN.
THIS 23 DAY OF Dec, 2010
Ken R. Baird

RECORDED
ENTRY NO. 346879, BOOK 1230, PAGE 718-727
DATE 2-7-11
RECORDED AND FILED AT THE REQUEST OF: RED LEDGES



RED LEDGES ~~PHASE 1~~ - AMENDING LOT 39 OF RED LEDGES PHASE 1 AMENDED SUBDIVISION PLAT

LOCATED IN THE NORTH 1/2 OF SECTION 38, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

ITEM 3

HEBER CITY PLANNING COMMISSION

Meeting date: December 12, 2013

Report by: Anthony L. Kohler

Re: Red Ledges Phase 1R

Red Ledges is proposing a 38 Lot Phase 1R, which connects to recently approved Phase 1N to the southeast, connecting northwesterly to Phase 1. As shown on the attached location map, this phase was originally intended to be located upon 2 cul-de-sacs, but will now be located upon a through street with the 2 originally planned cul-de-sacs eliminated. This change does not impact ridgelines and should provide for better circulation and fire protection in Red Ledges.

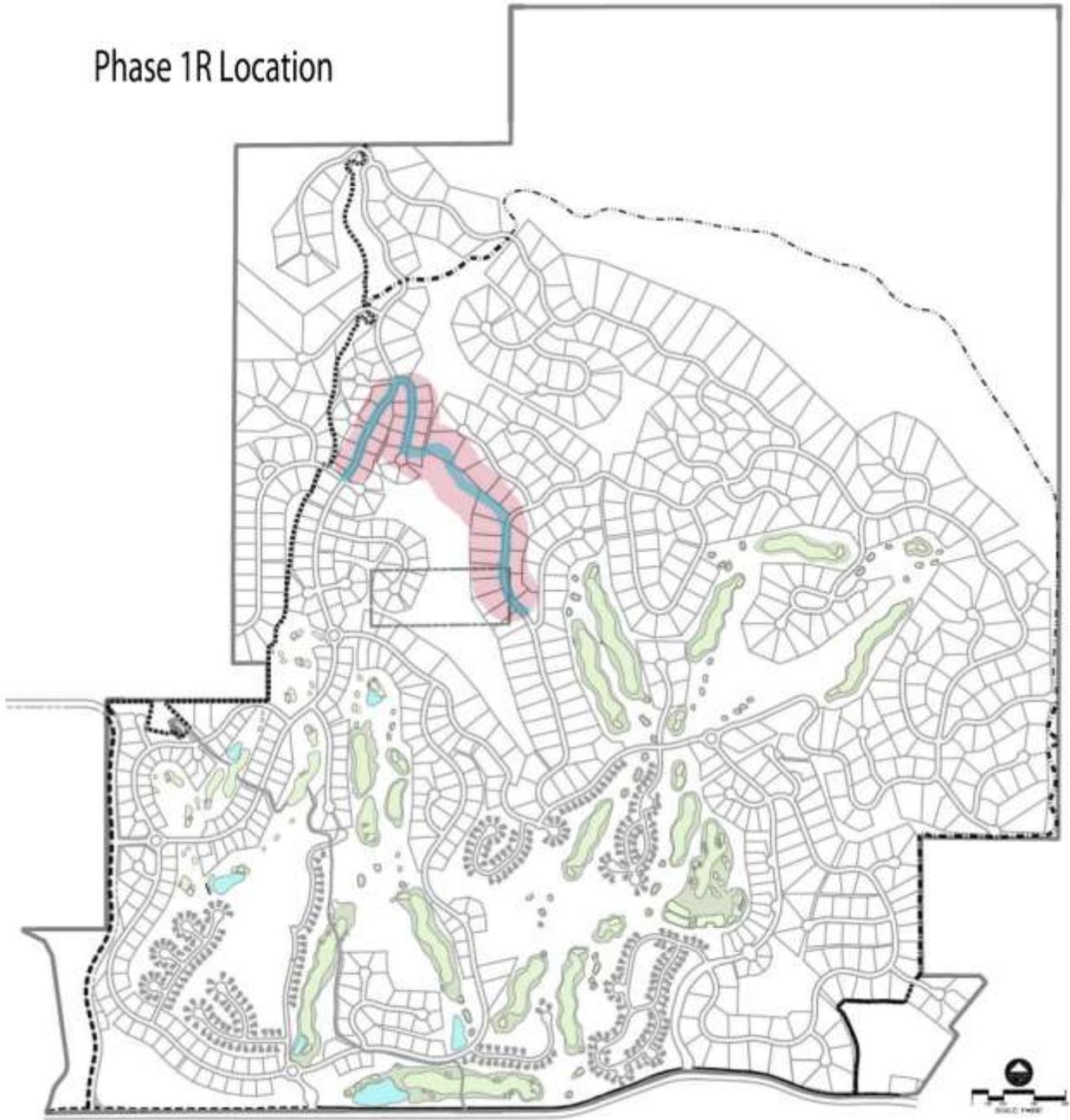
The proposed future public trails shown on the location map (dotted lines) backs up to Lots 446 and 447. The Master Plan Agreement and Interlocal Agreement require that as phases are constructed along the trail, the trail be dedicated and constructed, which would require about 200 feet of trail construction. Since the lower portion of the western trail is not yet constructed, it may make sense to identify a time the trail can be constructed and dedicated as a whole rather than on a piecemeal basis with each future phase.

Phasing has occurred different than originally anticipated from the original Master Plan. The city has a Master Plan Agreement between Red Ledges and the City found in Book 943 page 118, recorded on June 19, 2007 in the County Recorder's Office. This agreement specifies certain amenities to be built in conjunction with different phases. Some of these amenities have been constructed earlier than anticipated such as the Lake Creek Trail. Since the phasing plan has not been exactly followed, it is difficult to pin down when remaining amenities should be constructed, such as the Club House (which is currently under permitting), Equestrian Facility, Western and Eastern Public Trails (intended to be constructed with each phase), Community Park, and Eastern Bypass (the City, County, and Red Ledges agreed to November 30, 2015 as the date for construction of the proposed eastern bypass).

RECOMMENDATION

The proposed Phase 1R, consisting of 38 Lots, is consistent with the Red Ledges Master Plan, the PC Planned Community Zone, Interlocal Agreement, and Master Plan Agreement. Before the next phase approval, the developer should work with staff to come up with a plan to coordinate future phasing with amenity construction and dedication.

Phase 1R Location



728 West 100 South, #2
Heber, UT 84032
www.horrocks.com



Heber Office
Tel: 435.654.2226
Fax: 435.657.1160

December 4, 2013

Heber City Corporation
Attn: Bart Mumford P.E.
75 North Main
Heber City, Utah 84032

Subject: Red Ledges Phase 1R – Final Review

Dear Bart:

Horrocks Engineers have partially reviewed the final plans and plat for the Red Ledges Phase 1R project. The plans will be completely reviewed before the December 12th meeting. The following items should be noted.

General

- The plans for Red Ledges Phase 1R are combined with the Red Ledges Phase 1N plans, therefore the plans for both phases will be one set and are called Red Ledges Phases 1N & 1R. The bond estimate for Phase 1N will need to reference the combined Phase 1N & 1R plans.
- The redline comments will need to be addressed and incorporated into the plans.
- The plat needs to show street names, addresses and any necessary easements.
- Twin Creeks needs to approve of all sewer line materials, and give final approval of the plans.

Storm Drain

- A storm drain report and final design changes to the storm drain system needs to be submitted and reviewed.

Please call our office with any questions or concerns regarding this project.

Sincerely,

HORROCKS ENGINEERS

A handwritten signature in blue ink that reads "Willa Motley".

Willa Motley, P.E.

cc: file
Wilding Engineering
Red Ledges
Heber Planning Department

RED LEDGES PHASE 1R

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28, THE
SOUTHWEST QUARTER OF SECTION 27, THE NORTHWEST QUARTER OF
SECTION 34, AND THE NORTHEAST QUARTER OF SECTION 33,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, GREGORY D. WILDING, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6418582 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE PARCELS OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE _____

PROPERTY DESCRIPTION:

BEGINNING AT A POINT SOUTH 0°00'52" EAST 823.17 FEET AND WEST 107.59 FEET FROM THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 418 OF THE RED LEDGES PHASE 1 SUBDIVISION PLAT, AND RUNNING THENCE NORTH 32°59'35" WEST 467.37 FEET; THENCE NORTH 02°37'54" WEST 437.58 FEET; THENCE NORTH 21°35'02" WEST 61.96 FEET; THENCE NORTH 38°14'32" WEST 376.49 FEET; THENCE NORTH 04°06'41" WEST 256.75 FEET; THENCE NORTH 7°32'57" WEST 230.47 FEET; THENCE NORTH 89°09'20" WEST 218.86 FEET; THENCE NORTH 46°16'41" WEST 254.47 FEET; THENCE SOUTH 26°15'05" WEST 90.20 FEET; THENCE SOUTH 34°26'50" WEST 150.00 FEET; THENCE NORTHWESTERLY 47.68 FEET ALONG THE ARC OF A NON-TANGENT 57.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 79°30'52" WEST 46.30 FEET); THENCE NORTHWESTERLY 73.57 FEET ALONG THE ARC OF A 88.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 79°31'27" WEST 71.45 FEET); THENCE NORTHWESTERLY 12.87 FEET ALONG THE ARC OF A 375.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 54°35'20" WEST 12.87 FEET); THENCE NORTH 53°36'19" WEST 8.76 FEET TO A POINT ON THE RED LEDGES PHASE 1 AMENDED SUBDIVISION PLAT. THENCE ALONG SAID AMENDED SUBDIVISION PLAT BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) NORTHWESTERLY 23.56 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 08°36'19" WEST 21.21 FEET); (2) NORTH 36°23'41" EAST 44.75 FEET; (3) THENCE NORTH 53°36'19" WEST 17.17 FEET; THENCE LEAVING SAID AMENDED SUBDIVISION PLAT BOUNDARY NORTH 30°11'33" EAST 91.66 FEET; THENCE NORTH 19°28'58" EAST 149.03 FEET; THENCE NORTH 29°14'50" EAST 154.67 FEET; THENCE SOUTHEASTERLY 39.82 FEET ALONG THE ARC OF A NON-TANGENT 57.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 80°46'03" EAST 39.02 FEET); THENCE SOUTHEASTERLY 59.60 FEET ALONG THE ARC OF A 88.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 81°22'51" EAST 58.46 FEET); THENCE SOUTH 61°58'46" EAST 38.64 FEET; THENCE NORTH 28°01'14" EAST 50.00 FEET; THENCE NORTH 61°58'46" WEST 38.64 FEET; THENCE NORTHWESTERLY 59.60 FEET ALONG THE ARC OF A 88.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 42°34'41" WEST 58.46 FEET); THENCE NORTHWESTERLY 27.37 FEET ALONG THE ARC OF A 57.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 36°56'02" WEST 27.11 FEET); THENCE NORTH 39°18'33" EAST 184.52 FEET; THENCE NORTH 09°18'58" EAST 126.38 FEET; THENCE NORTHEASTERLY 39.63 FEET ALONG THE ARC OF A NON-TANGENT 175.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 86°07'02" EAST 39.54 FEET); THENCE NORTH 79°37'48" EAST 132.76 FEET; THENCE NORTH 10°22'12" WEST 50.00 FEET; THENCE NORTHEASTERLY 27.35 FEET ALONG THE ARC OF A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 27°23'28" EAST 23.72 FEET); THENCE NORTH 86°25'50" EAST 52.78 FEET; THENCE SOUTHEASTERLY 21.05 FEET ALONG THE ARC OF A NON-TANGENT 15.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 60°10'01" EAST 19.36 FEET); THENCE NORTH 79°37'48" EAST 9.07 FEET; THENCE SOUTHEASTERLY 195.05 FEET ALONG THE ARC OF A 125.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 55°40'07" EAST 175.85 FEET); THENCE NORTH 79°01'59" EAST 159.08 FEET; THENCE SOUTH 07°58'08" EAST 191.60 FEET; THENCE SOUTH 09°44'00" WEST 168.11 FEET; THENCE SOUTH 13°22'38" WEST 209.05 FEET; THENCE SOUTH 78°26'49" EAST 313.32 FEET; THENCE SOUTH 52°54'52" EAST 118.58 FEET; THENCE SOUTH 29°57'48" EAST 134.80 FEET; THENCE SOUTH 44°16'45" EAST 233.92 FEET; THENCE SOUTH 42°24'31" EAST 186.96 FEET; THENCE SOUTH 34°56'18" EAST 180.44 FEET; THENCE SOUTH 55°03'42" WEST 167.52 FEET; THENCE SOUTH 34°56'03" EAST 50.00 FEET; THENCE NORTH 55°03'42" EAST 135.89 FEET; THENCE SOUTH 34°56'18" EAST 203.84 FEET; THENCE SOUTH 09°08'42" WEST 85.77 FEET; THENCE SOUTH 04°22'27" WEST 245.32 FEET; THENCE SOUTH 00°18'20" WEST 92.65 FEET; THENCE SOUTH 45°09'28" EAST 125.43 FEET; THENCE SOUTH 89°41'40" EAST 68.13 FEET; THENCE SOUTH 00°18'20" WEST 240.64 FEET; THENCE SOUTHWESTERLY 74.43 FEET ALONG THE ARC OF A 75.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 28°44'12" WEST 71.42 FEET); THENCE NORTHWESTERLY 25.19 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 74°43'06" WEST 22.33 FEET; THENCE NORTHWESTERLY 18.15 FEET ALONG THE ARC OF A 625.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 27°26'13" WEST 18.15 FEET; THENCE SOUTH 61°43'52" WEST 368.11 FEET; TO THE POINT OF BEGINNING.

CONTAINS 36.94 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS PLAT IS NORTH 89°02'38" EAST BETWEEN THE SOUTH QUARTER CORNER OF SECTION 28 AND THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN.

NARRATIVE:

THIS PROPERTY IS AN INTERNAL PHASE OF THE RED LEDGES PROJECT. SEE THE RECORD OF SURVEY ON FILE WITH THE WASATCH COUNTY SURVEYORS OFFICE FOR THE BOUNDARY SURVEY OF THE RED LEDGES PROJECT.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENT: THAT THE UNDERSIGNED IS THE OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS "RED LEDGES PHASE 1R", DOES HEREBY DEDICATE TO RED LEDGES COMMUNITY ASSOCIATION INC. ALL PARCELS OF LAND INDICATED ON THIS PLAT AS PRIVATE ROADWAYS FOR PERPETUAL USE FOR ACCESS, INGRESS AND EGRESS OF THE LOT OWNERS WITHIN THE RED LEDGES COMMUNITY AND DOES HEREBY SET ASIDE ALL PARCELS OF LAND DESIGNATED AS OPEN SPACE FOR SUCH USE BY RED LEDGES COMMUNITY ASSOCIATION INC. AND THE LOT OWNERS WITHIN THE RED LEDGES COMMUNITY AS MAY BE PERMITTED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RED LEDGES AND SUBJECT TO AND IN ACCORDANCE WITH SUCH RULES AND REGULATIONS AND MAY BE APPROVED BY THE RED LEDGES COMMUNITY ASSOCIATION INC.

ALSO, THE OWNER HEREBY GRANTS TO WASATCH COUNTY, HEBER CITY, TWIN CREEKS SSD AND WASATCH COUNTY FIRE DISTRICT, A NON-EXCLUSIVE EASEMENT OVER PRIVATE ROADS, PRIVATE DRIVEWAYS, INDICATED COMMON AREA TRACTS AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSE OF PROVIDING UTILITY INSTALLATION, MAINTENANCE, OPERATION, AND EVENTUAL REPLACEMENT.

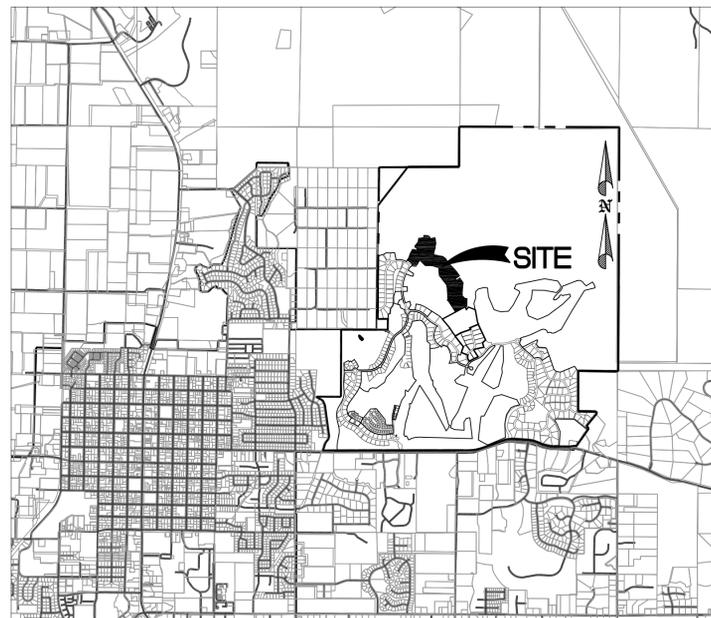
ALSO, ALL PUBLIC TRAILS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR USE BY THE PUBLIC IN PERPETUITY.

RED LEDGES PHASE 1R

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28, THE SOUTHWEST QUARTER OF SECTION 27, THE NORTHWEST QUARTER OF SECTION 34, AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH

NOTES

- ALL OF THE PROPERTY INCLUDED IN THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RED LEDGES AND ANY AMENDMENTS THERETO ("DECLARATION") RECORDED IN THE OFFICE OF THE WASATCH COUNTY RECORDER IN HEBER CITY, UTAH. THE USE OF ANY RED LEDGES LOT IS GOVERNED BY THE TERMS OF THE DECLARATION PURSUANT TO THE DECLARATION. ALL LOT OWNERS WITH RED LEDGES COMMUNITY ARE MEMBERS OF THE RED LEDGES COMMUNITY ASSOCIATION, INC. (THE "ASSOCIATION"). CERTAIN LOTS AND PARCELS MAY ALSO BE COVERED BY THE TERMS OF THE SUPPLEMENTAL DECLARATION AND NEIGHBORHOOD DECLARATIONS AS CONTEMPLATED BY THE TERMS OF THE DECLARATION. EACH LOT IS SUBJECT TO AND BENEFITED BY ALL EASEMENTS AND USE RIGHTS SET FORTH IN THESE PLAT NOTES, ON THIS PLAT AND IN THE DECLARATION TO THE EXTENT PROVIDED HEREIN AND IN THE DECLARATION.
- NO IMPROVEMENTS OR LANDSCAPING MAY BE MADE TO ANY LOT WITHOUT THE REVIEW AND APPROVAL OF THE DECLARANT OR, IF DELEGATED BY DECLARANT, THE ARCHITECTURAL REVIEW COMMITTEE OF RED LEDGES IN ACCORDANCE WITH THE DECLARATION AND THE RED LEDGES DESIGN GUIDELINES ("DESIGN GUIDELINES") AND ANY SUPPLEMENTAL DESIGN GUIDELINES WHICH MAY BE PROMULGATED THERE UNDER FROM TIME TO TIME, WHICH DESIGN GUIDELINES AND SUPPLEMENTAL DESIGN GUIDELINES INCORPORATE OR INCLUDE LIGHTING, LANDSCAPING, GRADING, SIGNAGE, AND OTHER GUIDELINES. THE DESIGN GUIDELINES REQUIRE THE ESTABLISHING OF STRICT LIMITS OF DISTURBANCE FOR ANY CONSTRUCTION ACTIVITY. CERTAIN LOTS IN VISUALLY SENSITIVE AREAS MAY BE SUBJECT TO SUPPLEMENTAL DESIGN GUIDELINES FOR SENSITIVE AREAS ("SUPPLEMENTAL DESIGN GUIDELINES") AS PROVIDED IN THE "DEVELOPMENT AGREEMENT" (DEFINED IN NOTE 9 BELOW). THE DECLARANT OR ARCHITECTURAL REVIEW COMMITTEE, WHICHEVER HAS DESIGN REVIEW AUTHORITY, IS REFERRED TO AS THE "DESIGN REVIEW ENTITY".
- DEVELOPMENT ON EACH LOT WILL BE LIMITED TO SPECIFIC BUILDING DISTURBANCE AREAS, OR "BUILDING ENVELOPES" DESIGNATED PURSUANT TO THE DESIGN GUIDELINES AND SUPPLEMENTAL DESIGN GUIDELINES. BUILDING ENVELOPES MAY BE ESTABLISHED IN THE DESIGN GUIDELINES AND SUPPLEMENTAL DESIGN GUIDELINES AND MODIFIED BY THE DECLARANT, OR THE ARCHITECTURAL REVIEW COMMITTEE, WITH THE CONSENT OF THE DECLARANT, IN THE EXERCISE OF THE DECLARANT'S (AND IF APPLICABLE ARCHITECTURAL REVIEW COMMITTEE'S) SOLE DISCRETION. PROVIDED SUCH BUILDING ENVELOPES SHALL INCORPORATE ALL APPLICABLE BUILDING SETBACKS UNDER THE DEVELOPMENT AGREEMENT (DEFINED IN NOTE 5 BELOW) THE MASTER PLAN (DEFINED IN NOTE 5 BELOW) AND THE DESIGN GUIDELINES SHALL COMPLY WITH ANY ADDITIONAL SETBACK REQUIREMENTS PROVIDED FOR IN THIS FINAL PLAT. THE MAXIMUM HEIGHT OF ANY STRUCTURE SHALL BE ESTABLISHED BY THE DESIGN GUIDELINES. OWNERS OF LOTS SHALL HAVE NO RIGHTS, EXPECTATIONS OR GUARANTEES WITH RESPECT TO THE FINAL LOCATION OF A BUILDING SITE ON ANY LOT, THE PARTICULAR VIEW FROM ANY LOT, THE LOCATION, SCALE, OR HEIGHT OR OTHER DESIGN FEATURES, OR ANY IMPROVEMENTS THAT MAY BE APPROVED FOR CONSTRUCTION ON ANY LOT.
- RED LEDGES IS SERVED BY OR INCLUDED WITHIN THE BOUNDARIES OF TWIN CREEKS SPECIAL SERVICE DISTRICT (TCCSD) AND THE HEBER CITY FIRE SERVICE DISTRICT (HCFSO) AND HEBER CITY.
- RED LEDGES IS GOVERNED BY THE TERMS OF A MASTER PLAN APPROVED BY HEBER CITY. A SUBDIVISION AGREEMENT BETWEEN RED LEDGES LLC AND HEBER CITY, A DEVELOPMENT AGREEMENT BETWEEN HEBER CITY AND THE RED LEDGES LLC, AN ANNEXATION AGREEMENT BETWEEN HEBER CITY AND RED LEDGES, LLC, AND AN INTER LOCAL AGREEMENT BETWEEN RED LEDGES LLC, HEBER CITY, TWIN CREEKS DISTRICT AND WASATCH COUNTY. THE ABOVE REFERENCED AGREEMENTS GOVERN USE AND IMPOSES REGULATIONS APPLICABLE WITHIN RED LEDGES.
- ALL ROADS WITHIN RED LEDGES ARE PRIVATE AND WILL BE MAINTAINED BY THE ASSOCIATION SUBJECT TO THE TERMS OF THE DECLARATION. PRIVATE DRIVEWAYS SERVING INDIVIDUAL RESIDENCES AND THE LANDSCAPING ON EACH LOT SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE LOT OWNER. GUARDBOUSES, GATES, LANDSCAPING, SIGNAGE AND OTHER SIMILAR FACILITIES MAY BE CONSTRUCTED WITHIN THE ROAD RIGHTS OF WAY OR ADJOINING COMMON AREA PARCELS. PRIVATE DRIVEWAYS AND OTHER IMPROVEMENTS SERVING MORE THAN ONE LOT SHALL BE THE SHARED MAINTENANCE RESPONSIBILITY OF THE OWNERS OF THE LOTS SERVED THEREBY, PROVIDED THE ASSOCIATION MAY, IN ITS SOLE DISCRETION, UNDERTAKE THE MAINTENANCE OF SUCH SHARED FACILITIES AND ESTABLISH SPECIAL ASSESSMENTS APPLICABLE TO THE BENEFITED LOTS TO COVER THE COSTS OF SUCH MAINTENANCE. AT THE TIME OF ANY RESURFACING OF ROADS WITHIN RED LEDGES, THE ASSOCIATION SHALL BE RESPONSIBLE TO RAISE MANHOLES TO GRADE, ACCORDING TO HEBER CITY SPECIFICATIONS. COMMON AREA TRACTS ARE NOT TO BE CONSTRUCTED FOR THE USE OF THE GENERAL PUBLIC BUT ARE DECLARED COMMON AREAS FOR THE USE AND ENJOYMENT OF THE ASSOCIATION AND LOT OWNERS WITHIN THE ENTIRE RED LEDGES COMMUNITY.
- RED LEDGES CONTAINS EXTENSIVE AREAS OF OPEN SPACE. OPEN SPACE AREAS DESIGNATED ON THE PLAT SHALL BE PRESERVED IN OPEN SPACE CONDITION IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEVELOPMENT AGREEMENT, DESIGN GUIDELINES AND THE DECLARATION.
- ALL LOTS ARE SUBJECT TO A 10 FOOT WIDE PUBLIC AND PRIVATE NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENT ALONG ALL LOT LINES. DECLARANT RETAINS THE RIGHT TO GRANT ADDITIONAL UTILITY EASEMENTS WITHIN RED LEDGES. ALL ROAD RIGHT OF WAY AND OPEN SPACES SHOWN ON THIS PLAT ARE SUBJECT TO DECLARANT'S RIGHT TO GRANT EASEMENTS FOR UTILITIES.
- EACH LOT IS SUBJECT TO ADDITIONAL EASEMENTS FOR DRAINAGE, NATURAL DRAINAGE WAYS, TRAILS, UTILITIES AND OTHER MATTERS WHICH MAY AFFECT PORTIONS OF LOTS OUTSIDE OF THE PORTION OF THE LOT COVERED BY RESIDENTIAL IMPROVEMENTS. THESE EASEMENTS ARE IN ADDITION TO EASEMENTS GRAPHICALLY DESCRIBED ON THE PLAT. DECLARANT ALSO RESERVES PERMANENT EASEMENTS ACROSS THE PORTIONS OF LOTS ALONG ROADWAYS AND OUTSIDE OF THE RESERVED ROAD CORRIDOR FOR THE FINISHING OF CUT AND FILL SLOPES REQUIRED TO COMPLETE THE ROADS IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY HEBER CITY.
- TWIN CREEKS, HEBER CITY AND 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 PUBLIC UTILITY AND DEDICATED EASEMENTS IDENTIFIED ON THIS PLAT MAP. PRIVATE ROADS, TRAIL EASEMENTS AND OPEN SPACE AREAS 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 PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE PUE.
- ALL LOT CORNERS WILL BE SET WITH A 5/8" REBAR AND ORANGE CAP MARKED WILDING ENGINEERING INC
- THE RECREATIONAL FACILITIES DEVELOPED ON THE SUBJECT PROPERTY AND OPERATED AS PART OF THE RED LEDGES CLUB ARE NOT COMMON AREA OF PROPERTY OWNERS' ASSOCIATION, BUT RATHER ARE PRIVATELY OWNED. THE USE OF SUCH FACILITIES MAY ONLY BE OBTAINED BY ACQUIRING A MEMBERSHIP AT RED LEDGES CLUB AND PAYING THE REQUISITE FEES AND CHARGES ASSOCIATED THERE WITH. OWNERSHIP OF A RESIDENCE OR HOME SITE IN RED LEDGES DOES NOT GIVE ANY VESTED RIGHT OR EASEMENT, PRESCRIPTIVE OR OTHERWISE, TO USE SAID RECREATIONAL FACILITIES AND DOES NOT GRANT ANY OWNERSHIP OR MEMBERSHIP INTEREST IN RED LEDGES CLUB OR ITS FACILITIES. THE DECLARATION ESTABLISHES CERTAIN RIGHTS AND EASEMENTS IN FAVOR OF THE RED LEDGES CLUB.
- ALL STORM WATER IMPROVEMENTS AND EASEMENTS ARE DEDICATED TO RED LEDGES COMMUNITY ASSOCIATION, INC. AND ARE TO BE MAINTAINED BY THE ASSOCIATION.
- ALL UNITS WITHIN THIS DEVELOPMENT SHALL BE FIRE SPRINKLED.



VICINITY MAP

EXECUTED THIS _____ DAY OF _____, 20__.

BY: RED LEDGES LAND DEVELOPMENT, INC.,
A FLORIDA CORPORATION

ITS: VICE PRESIDENT, TODD R. CATES

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WASATCH }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 20__.

BY _____

NOTARY PUBLIC:

MY COMMISSION EXPIRES: _____

RESIDING AT: _____

G:\DATA\10093 Red Ledges\dwg\Plat\RL Phase 1R Plat.dwg
PLOT DATE: Dec 09, 2013

WILDING
ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.6112
WWW.WILDINGENGINEERING.COM

COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20__.

ROS# _____

COUNTY SURVEYOR

APPROVAL AS TO FORM

APPROVED ON:
THIS _____, DAY OF _____, 20__.

HEBER CITY MAYOR

ATTESTED BY HEBER CITY RECORDER

TWIN CREEKS SPECIAL SERVICE DISTRICT MANAGER

APPROVAL AS TO FORM

APPROVED AS TO FORM ON:
THIS _____, DAY OF _____, 20__.

HEBER CITY MAYOR

ATTESTED BY HEBER CITY RECORDER

APPROVAL AS TO FORM

APPROVED ON:
THIS _____, DAY OF _____, 20__.

CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AND ACCEPTED BY:
THE HEBER CITY PLANNING CHAIRMAN.
THIS _____, DAY OF _____, 20__.

CHAIRMAN

RECORDED

ENTRY NO. _____, BOOK _____, PAGE _____
STATE OF _____ UTAH, COUNTY OF _____ WASATCH
DATE _____ TIME _____
RECORDED AND FILED AT THE REQUEST OF: _____

RED LEDGES PHASE 1R

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28,
THE SOUTHWEST QUARTER OF SECTION 27, THE
NORTHWEST QUARTER OF SECTION 34, AND THE
NORTHEAST QUARTER OF SECTION 33,
SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	47.68'	57.00'	47°55'23"	N79°30'52"W
C2	73.57'	88.00'	47°54'13"	N79°31'27"W
C3	12.87'	375.00'	1°58'01"	N54°35'20"W
C4	23.56'	15.00'	90°00'00"	N08°36'19"W
C5	39.82'	57.00'	40°01'45"	S80°46'03"E
C6	59.60'	88.00'	38°48'09"	S81°22'51"E
C7	59.60'	88.00'	38°48'09"	N42°34'41"W
C8	27.37'	57.00'	27°30'50"	N36°56'02"W
C9	39.63'	175.00'	12°58'28"	N86°07'02"E
C10	27.35'	15.00'	104°28'39"	N27°23'26"E
C11	21.05'	15.00'	80°24'21"	S60°10'01"E
C12	74.43'	75.00'	56°51'45"	S28°44'12"W
C13	25.19'	15.00'	96°13'38"	N74°43'06"W
C14	18.15'	625.00'	1°39'51"	S60°10'01"E
C15	113.56'	600.00'	10°50'40"	N33°41'28"W
C16	303.36'	400.00'	43°27'10"	S17°23'13"E
C17	308.98'	400.00'	44°15'31"	N17°47'24"W
C18	274.21'	400.00'	39°16'40"	N15°17'58"W
C19	34.77'	400.00'	4°58'51"	N37°25'44"W
C20	127.44'	400.00'	18°15'17"	S30°47'31"E
C21	271.21'	200.00'	77°41'42"	N60°30'43"W
C22	273.90'	140.00'	112°05'40"	S43°18'45"E
C23	175.72'	1000.00'	10°04'05"	N07°42'03"E
C24	179.83'	100.00'	103°02'12"	N48°51'06"W
C25	203.49'	400.00'	29°08'53"	N21°49'14"E
C26	90.64'	250.00'	20°46'27"	S17°38'01"W
C27	64.05'	200.00'	18°20'53"	S37°11'41"W
C28	239.86'	200.00'	68°42'57"	N12°00'39"E
C29	198.06'	200.00'	56°44'19"	N17°59'58"E
C30	41.81'	200.00'	11°58'38"	N16°21'31"W
C31	108.83'	575.00'	10°50'40"	N33°41'28"W
C32	322.32'	425.00'	43°27'10"	S17°23'13"E
C33	37.59'	425.00'	5°04'05"	S36°34'46"E
C34	114.27'	425.00'	15°24'17"	S26°20'34"E
C35	108.38'	425.00'	14°36'41"	S11°20'05"E
C36	62.07'	425.00'	8°22'07"	S00°09'19"W
C37	289.67'	375.00'	44°15'31"	N17°47'24"W
C38	113.94'	375.00'	17°24'29"	N04°21'53"W
C39	175.74'	375.00'	26°51'01"	N26°29'38"W
C40	135.41'	425.00'	18°15'17"	S30°47'31"E
C41	43.98'	425.00'	5°55'45"	S36°57'16"E
C42	91.43'	425.00'	12°19'32"	S27°49'38"E
C43	237.31'	175.00'	77°41'42"	N60°30'43"W
C44	79.54'	165.00'	27°37'12"	S85°32'58"E
C45	28.89'	165.00'	10°01'52"	N85°39'21"E
C46	50.65'	165.00'	17°35'20"	S80°32'02"E
C47	15.48'	15.00'	59°07'23"	S78°41'56"W
C48	164.12'	57.00'	164°58'25"	S48°22'33"E
C49	67.52'	57.00'	67°52'11"	N83°04'20"E
C50	51.80'	57.00'	52°04'13"	S36°57'28"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING
C51	44.80'	57.00'	45°02'01"	S11°35'39"W
C52	15.48'	15.00'	59°07'23"	N04°32'58"E
C53	108.70'	165.00'	37°44'49"	S06°08'19"E
C54	73.27'	165.00'	25°26'36"	S12°17'26"E
C55	35.43'	165.00'	12°18'13"	S06°34'59"W
C56	171.33'	975.00'	10°04'05"	N07°42'03"E
C57	89.15'	975.00'	5°14'20"	N10°06'55"E
C58	185.14'	225.00'	4°49'45"	N05°04'53"E
C59	134.87'	75.00'	103°02'12"	N48°51'06"W
C60	21.05'	15.00'	80°24'21"	S39°25'37"W
C61	146.86'	225.00'	37°23'52"	N17°55'22"E
C62	21.05'	15.00'	80°24'21"	S39°25'37"W
C63	185.14'	225.00'	47°08'41"	N22°47'47"E
C64	146.86'	225.00'	37°23'52"	N17°55'22"E
C65	38.28'	225.00'	9°44'49"	N41°29'43"E
C66	216.21'	425.00'	29°08'53"	N21°49'14"E
C67	88.97'	425.00'	11°59'40"	N30°23'51"E
C68	117.17'	425.00'	15°47'48"	N16°30'07"E
C69	10.07'	425.00'	1°21'26"	N07°55'30"E
C70	81.58'	225.00'	20°46'27"	S17°38'01"W
C71	56.04'	175.00'	18°20'53"	S37°11'41"W
C72	190.77'	375.00'	29°08'53"	N21°49'14"E
C73	98.29'	375.00'	15°01'01"	N28°53'10"E
C74	92.49'	375.00'	14°07'52"	N14°18'44"E
C75	99.71'	275.00'	20°46'27"	S17°38'01"W
C76	71.31'	275.00'	14°51'23"	S14°40'29"W
C77	28.40'	275.00'	5°55'03"	S25°03'42"W
C78	23.56'	15.00'	90°00'00"	N16°58'46"W
C79	23.56'	15.00'	90°00'00"	N73°01'14"E
C80	72.05'	225.00'	18°20'53"	S37°11'41"W
C81	22.61'	225.00'	5°45'30"	S30°53'59"W
C82	49.44'	225.00'	12°35'23"	S40°04'26"W
C83	129.08'	175.00'	42°15'40"	N25°14'17"E
C84	27.35'	15.00'	104°28'39"	N48°07'53"W
C85	29.74'	125.00'	13°38'01"	N04°09'00"W
C86	180.11'	1025.00'	10°04'05"	N07°42'03"E
C87	106.67'	1025.00'	5°57'46"	N05°38'53"E
C88	73.44'	1025.00'	4°06'19"	N10°40'55"E
C89	224.99'	115.00'	112°05'40"	S43°18'45"E
C90	305.11'	225.00'	77°41'42"	N60°30'43"W
C91	119.48'	375.00'	18°15'17"	S30°47'31"E
C92	22.26'	15.00'	85°01'09"	S82°25'44"E
C93	22.20'	15.00'	84°47'03"	S12°40'10"W
C94	252.66'	425.00'	34°03'43"	N12°41'30"W
C95	179.77'	425.00'	24°14'07"	N17°36'17"W
C96	72.89'	425.00'	9°49'36"	N00°34'26"W
C97	16.43'	375.00'	2°30'39"	S03°05'02"W
C98	267.96'	375.00'	40°56'31"	S18°38'33"E
C99	284.40'	375.00'	43°27'10"	S17°23'13"E
C100	118.29'	625.00'	10°50'40"	N33°41'28"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	38.64	S61°58'46"E
L2	50.00	N28°01'14"E
L3	38.64	N61°58'46"W
L10	50.00	S34°56'03"E
L11	45.72	N79°37'48"E
L12	45.73	N79°37'48"E
L13	22.35	N36°23'41"E
L14	40.00	S61°58'46"E
L16	9.07	N79°37'48"E

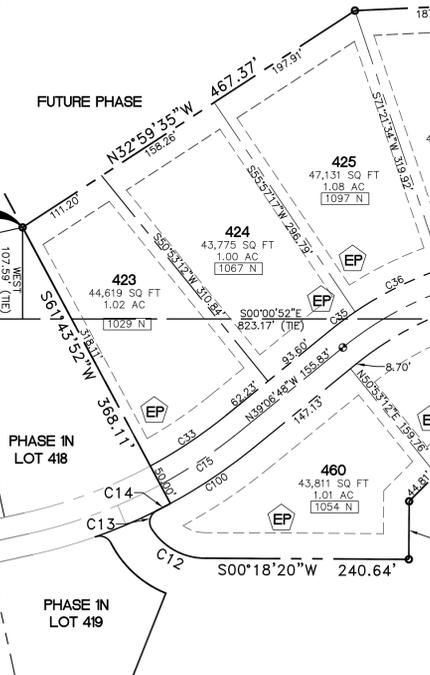
SOUTH QUARTER CORNER SECTION 28,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT
LAKE BASE AND MERIDIAN
FOUND BRASS CAP PER RED LEDGES PHASE 1
AMENDED SUBDIVISION PLAT

WEST QUARTER CORNER
SECTION 34, TOWNSHIP 3
SOUTH, RANGE 5 EAST, SALT
LAKE BASE AND MERIDIAN
FOUND STONE MOUND PER RED
LEDGES PHASE 1 AMENDED
SUBDIVISION PLAT

G:\DATA\10093 Red Ledges\dwg\Plat\RL Phase 1R Plat.dwg
PLOT DATE: Dec 09, 2013

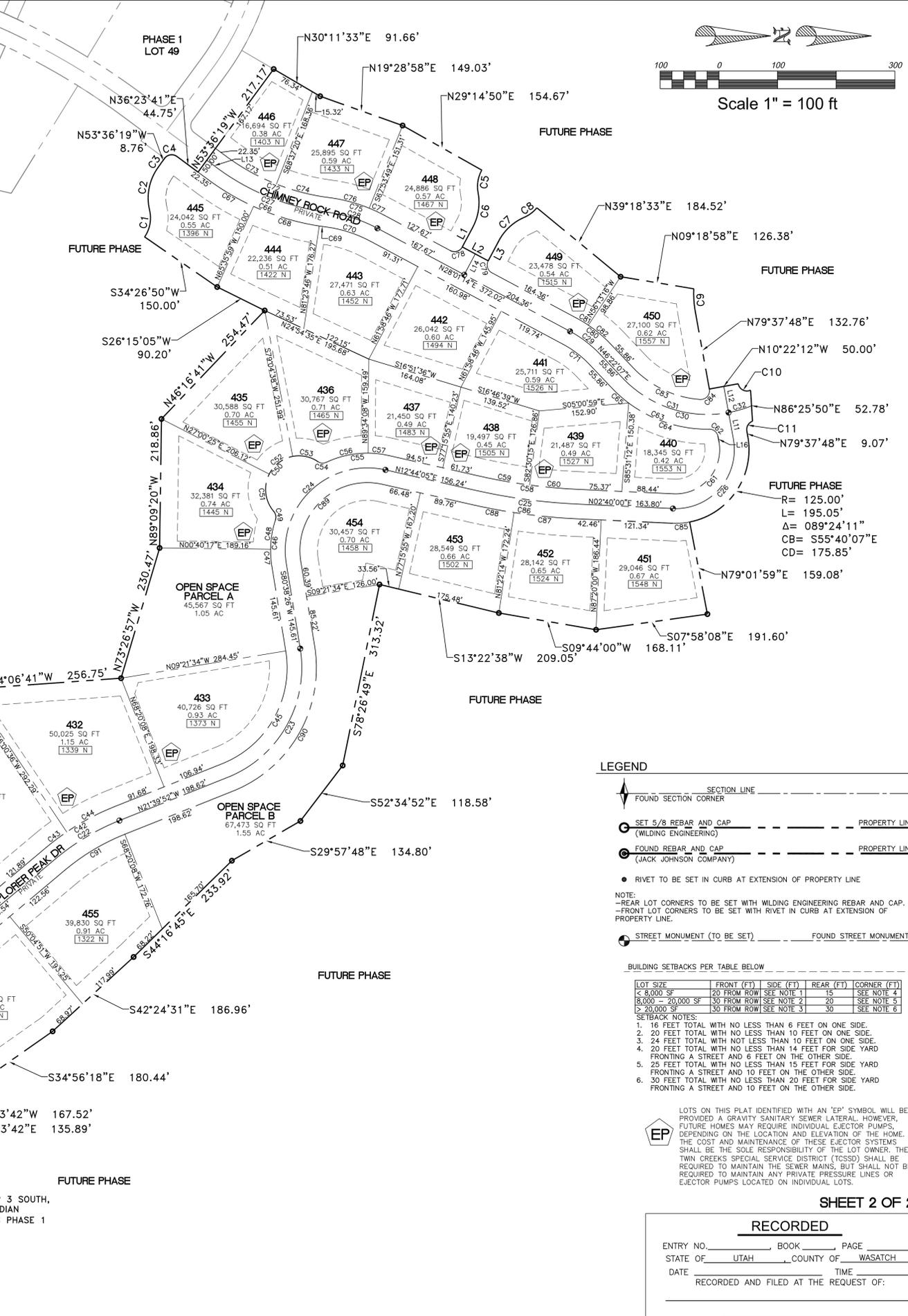


WILDING
ENGINEERING
14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM



SOUTH QUARTER CORNER SECTION 28,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT
LAKE BASE AND MERIDIAN
FOUND BRASS CAP PER RED LEDGES PHASE 1
AMENDED SUBDIVISION PLAT

SOUTHWEST QUARTER CORNER SECTION 28, TOWNSHIP 3 SOUTH,
RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
FOUND 3" ALUMINUM CAP PER RED LEDGES PHASE 1
AMENDED SUBDIVISION PLAT



LEGEND

- FOUND SECTION CORNER
- SECTION LINE
- SET 5/8 REBAR AND CAP (WILDING ENGINEERING)
- PROPERTY LINE
- FOUND REBAR AND CAP (JACK JOHNSON COMPANY)
- PROPERTY LINE
- RIVET TO BE SET IN CURB AT EXTENSION OF PROPERTY LINE
- NOTE:
 - REAR LOT CORNERS TO BE SET WITH WILDING ENGINEERING REBAR AND CAP.
 - FRONT LOT CORNERS TO BE SET WITH RIVET IN CURB AT EXTENSION OF PROPERTY LINE.
- STREET MONUMENT (TO BE SET)
- FOUND STREET MONUMENT

BUILDING SETBACKS PER TABLE BELOW

LOT SIZE	FRONT (FT)	SIDE (FT)	REAR (FT)	CORNER (FT)
< 8,000 SF	20 FROM ROW SEE NOTE 1	15	15	SEE NOTE 4
8,000 - 20,000 SF	30 FROM ROW SEE NOTE 2	20	20	SEE NOTE 5
> 20,000 SF	30 FROM ROW SEE NOTE 3	30	30	SEE NOTE 6

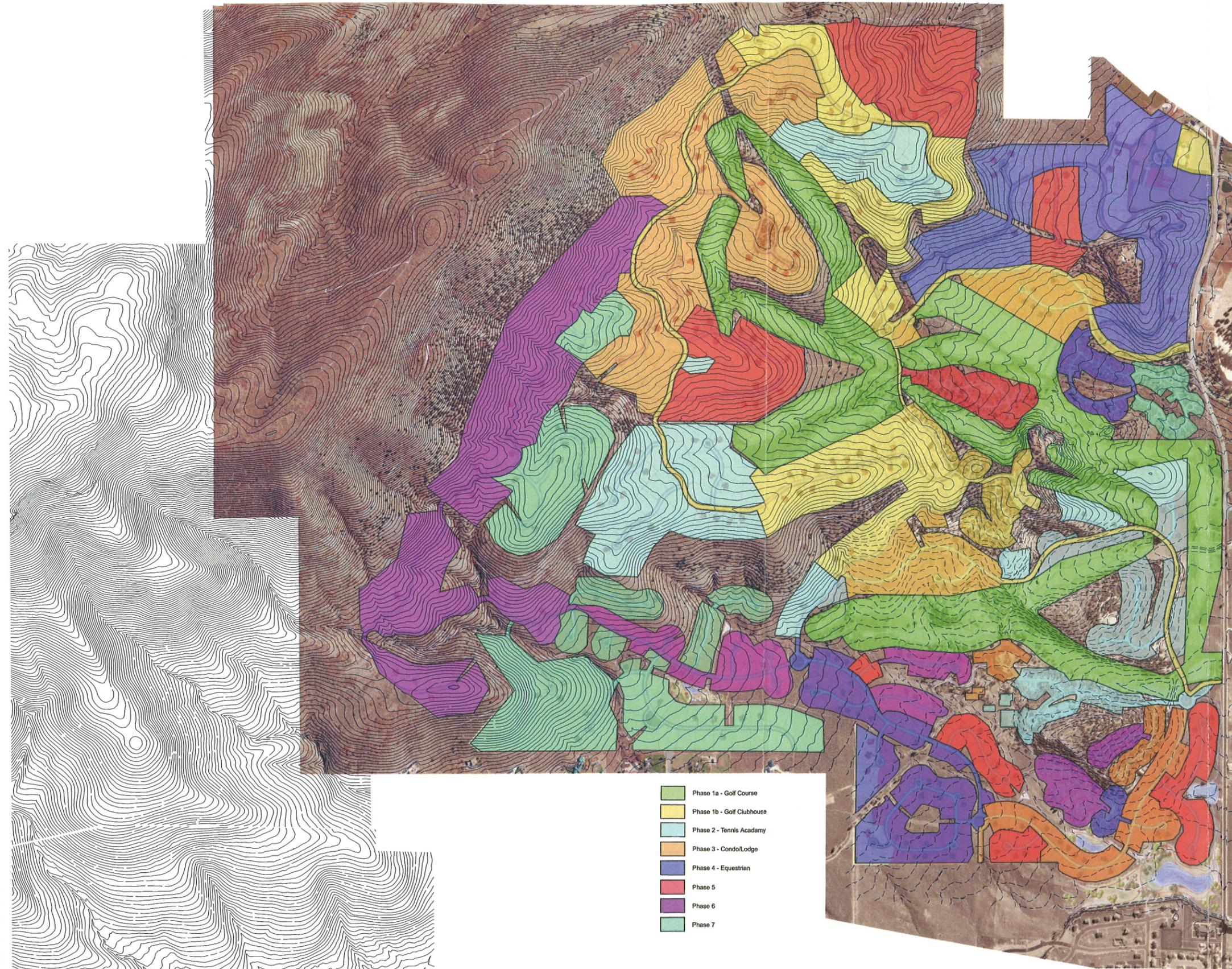
SETBACK NOTES:
 1. 16 FEET TOTAL WITH NO LESS THAN 6 FEET ON ONE SIDE.
 2. 20 FEET TOTAL WITH NO LESS THAN 10 FEET ON ONE SIDE.
 3. 24 FEET TOTAL WITH NO LESS THAN 10 FEET ON ONE SIDE.
 4. 20 FEET TOTAL WITH NO LESS THAN 14 FEET FOR SIDE YARD FRONTING A STREET AND 6 FEET ON THE OTHER SIDE.
 5. 25 FEET TOTAL WITH NO LESS THAN 15 FEET FOR SIDE YARD FRONTING A STREET AND 10 FEET ON THE OTHER SIDE.
 6. 30 FEET TOTAL WITH NO LESS THAN 20 FEET FOR SIDE YARD FRONTING A STREET AND 10 FEET ON THE OTHER SIDE.

LOTS ON THIS PLAT IDENTIFIED WITH AN "EP" SYMBOL WILL BE PROVIDED A GRAVITY SANITARY SEWER LATERAL. HOWEVER, FUTURE HOMES MAY REQUIRE INDIVIDUAL EJECTOR PUMPS. DEPENDING ON THE LOCATION AND ELEVATION OF THE HOME, THE COST AND MAINTENANCE OF THESE EJECTOR SYSTEMS SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNER. THE TWIN CREEKS SPECIAL SERVICE DISTRICT (TSSSD) SHALL BE REQUIRED TO MAINTAIN THE SEWER MAINS, BUT SHALL NOT BE REQUIRED TO MAINTAIN ANY PRIVATE PRESSURE LINES OR EJECTOR PUMPS LOCATED ON INDIVIDUAL LOTS.

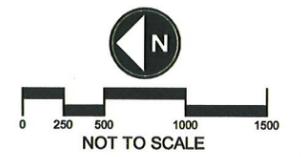
SHEET 2 OF 2

RECORDED

ENTRY NO. _____ BOOK _____ PAGE _____
 STATE OF _____ UTAH _____ COUNTY OF _____ WASATCH
 DATE _____ TIME _____
 RECORDED AND FILED AT THE REQUEST OF: _____



- Phase 1a - Golf Course
- Phase 1b - Golf Clubhouse
- Phase 2 - Tennis Academy
- Phase 3 - Condo/Lodge
- Phase 4 - Equestrian
- Phase 5
- Phase 6
- Phase 7



JACK JOHNSON COMPANY
 Designing World Destinations
 In-Person - 1777 Sun Peak Drive - Park City - Utah 84098
 Telephone - 435.645.9000 - Facsimile - 435.649.1620
 www.jackjohnson.com

DATE: November 22, 2008
 DESIGNED BY: dej
 DRAWN BY: dej
 REVIEWED BY:
 PROJECT: 0649.0205.00
 ISSUE: Annex, App. & Master Plan

REVISIONS

No.	Description

**Burns
 Red Ledges
 Recreational Community**

Conceptual Phasing Plan | **P3**

path: X:\649 Red Ledges\Planning-Engineering\03_Design\ file name: P3-Conceptual Phasing Plan.dwg | plot date: November 21, 2008 | plotted by:

Ent 321886 Bk 943 Pg 118-127
Date: 19-JUN-2007 2:52PM
Fee: None Filed By: JP
ELIZABETH PALMIER, Recorder
WASATCH COUNTY CORPORATION
For: HEBER CITY

RED LEDGES PLANNED COMMUNITY
MASTER PLAN AGREEMENT

THIS AGREEMENT is entered into this 24th day of April, 2007, by and between Heber City and Red Ledges, LLC, the undersigned as "Owners."

WHEREAS, the Owners desire to develop their property within the incorporated areas of Heber City, and that Heber City annex the hereinafter described property into the City under its PC zoning; and

WHEREAS, the Heber City Code requires that the Parties enter into a Planned Community Development Agreement for such developments within the PC Zone; and

WHEREAS, the City is willing to enter into such an agreement upon certain conditions and subject to certain covenants;

NOW, THEREFORE, the parties hereby agree as follows:

The "Red Ledges Master Plan" shall be approved by Heber City and be construed with, made a part of this Agreement and be binding upon the Parties and their assigns and successors in interest.

In addition to said Master Plan and the provisions therewith, the following shall constitute the terms and conditions between Red Ledges, LLC. ("Developer") and Heber City ("City") for the Red Ledges Planned Community Development Agreement ("Development Agreement") as required per Section 18.61.060.001.E. of the PC Zone.

1. Area Description. The Red Ledges Development ("Red Ledges") is located as shown on Exhibit A. The legal description for Red Ledges is also attached as Exhibit A.
2. Compliance With Master Plan. Red Ledges shall comply with the Master Plan Application Package (the "Master Plan") attached and incorporated as part of this Agreement hereto as Exhibit B in regard to, but not limited to, the total number of units, density, general configuration, open space uses, and improvements and is hereby approved to develop the property generally consistent with the Master Plan.
3. Compliance With Annexation Agreement. Developer shall comply with all requirements of the Red Ledges Annexation Agreement approved on March 15, 2007 and recorded with the Wasatch County Recorder on June 15, 2007.

4. Developer Obligations. In addition to the requirements of the Red Ledges Annexation Agreement and the Red Ledges Master Plan, Developer agrees to comply with the following requirements for Red Ledges; however, Developer reserves the right to change the order in which major amenities, i.e. golf clubhouse, tennis center, equestrian center, will be built. The Developer does commit to build one of each of these amenities in phases two, three & four.
- a. Phased Infrastructure Requirements.
- i. The following improvements will commence with Phase 1 of Red Ledges:
 1. Lake Creek Drive from the western property boundary to the main entrance into Red Ledges.
 2. The Red Ledges Golf Course.
 - ii. The following improvements will commence with Phase 2 of Red Ledges:
 1. Construction of the Golf Course Clubhouse.
 - iii. The following improvements will commence with Phase 3 of Red Ledges:
 1. Construction of the Tennis Center amenities.
 2. Relocation of the water transmission lines from the McNaughtan Tank to Lake Creek Road and dedication of easements acceptable to the City which are necessary for access to and maintenance of the tank and related utility lines.
 3. Master public trail located adjacent to the western boundary of the Red Ledges Community Park running along the western boundary of the Bypass Road.
 - iv. The following improvements will commence with Phase 4 of Red Ledges:
 1. Lake Creek Drive from the main entrance into Red Ledges to the eastern property boundary.
 2. Construct a public trail along the Lake Creek Road corridor.
 3. Development of the Public Equestrian Facility and related trailheads and trails located along the eastern boundary of the project, in areas associated with Phase 4.
 4. Master public trails located within areas associated with Phase 4.

- v. The following improvements will commence with Phase 5 of Red Ledges:
 - 1. Master public trails located within areas associated with Phase 5.
 - 2. Red Ledges Community Park irrigation and landscape improvements per the Conceptual Community Park Exhibit in the Master Plan.

- vi. The following improvements will commence with Phase 6 of Red Ledges:
 - 1. Master public trails located within areas associated with Phase 6.

- vii. The following improvements will commence with Phase 7 of Red Ledges:
 - 1. Master public trails located within areas associated with Phase 7.

- b. Public Dedications. Developer agrees to provide the following public dedications with the appropriate final plats for Red Ledges.
 - i. Access and maintenance easements will be provided along the canal facilities located in Red Ledges as required by Heber City and the Wasatch Irrigation Company.

 - ii. Access and maintenance easements will be provided to the existing water tank in favor of Heber City. Developer will be responsible for the relocation of the all necessary water lines from the McNaughtan tank to Lake Creek Road.

- c. Affordable Housing Plan. Developer shall comply with the affordable housing program approved by the Planning Commission and City Council for Red Ledges ("Affordable Housing Plan"). The Affordable Housing Plan shall be carried out as submitted in the Master Plan Package submitted by Red Ledges.

- 5. Modifications to the Master Plan. In order to ensure flexibility with the market fluctuations and demands of product and amenities, the City will allow for changes to the approved master plan with respect to product types and amenities at the Preliminary or Final Plan stages, provided that the modifications are consistent with the overall nature of the project and any additional impacts to City services are mitigated.

6. Red Ledges Street Standards. In compliance with Section 18.61 for Planned Community (PC) Zone, the street standards specific to Red Ledges will conform to the design standards outlined in the "Red Ledges Roadway Standards and Road Cross Sections" attached as Exhibit _____ hereto, and as set forth in the Interlocal Agreement, and be consistent with applicable provisions of the Red Ledges Master Plan. Also to be defined in the street standards are maximum lengths for cul-de-sacs and any emergency access routes appropriate to ensure safety associated with the roadways.
7. Homeowners Association. Developer shall create a homeowners association (the "Association") which will have the following responsibilities:
 - a. Enforcement of the Red Ledges Covenants, Conditions, and Restrictions (the "CC&Rs"), including the Red Ledges Design Guidelines.
 - b. Establishment of an Architectural Review Committee which shall review all home designs for compliance with the Red Ledges Design Guidelines.
 - c. Perpetual maintenance of all open space and other facilities deeded to the Association as identified on the final plats for Red Ledges ("Common Area").
 - d. Collection of assessments from Owners within Red Ledges for maintenance of the Common Area.
 - e. The CC&Rs, Bylaws, and Articles of Incorporation for the Association shall be recorded with the Red Ledges Phase 1 final plat.
8. This Agreement shall in no way limit the City from imposing further conditions and provisions in a future Subdivision Agreement, appropriate for such an agreement and consistent with the requirements of the Master Plan and this Development Agreement.
9. This Agreement shall be a covenant running with the land, and shall inure to the benefit of and be binding upon the Parties and their assigns and successors in interest. In the event Developer assigns this Agreement to any third party or successor in ownership, Developer shall be obligated to disclose and notify in writing the requirements of this Agreement to the assignee and to notify the City in writing of said assignment.

10. In the event there is a Failure to Perform under this Agreement and it becomes reasonably necessary for any party to employ the services of an attorney in connection therewith (whether such attorney be in-house or outside Counsel), either with or without litigation, on appeal or otherwise, the losing party to the controversy shall pay to the successful party reasonable attorney's fees incurred by such party and, in addition, such costs and expenses as are incurred in enforcing this Agreement.
11. Time is of the essence of this Agreement. In case any party shall fail to perform the obligations on its part at the time fixed for the performance of such obligations by the terms of this Agreement, the other party or parties may pursue any and all remedies available in equity, at law, and/or pursuant to the terms of this Agreement.

DATED this 3 day of May, 2007.

HEBER CITY:

By: *David Phillips*
David Phillips, Mayor



Faulette Thurber
Faulette Thurber, Heber City Recorder

EXHIBIT A

A PARCEL OF LAND LOCATED IN SECTIONS 27, 28, 33 AND 34, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 34, THENCE NORTH $89^{\circ}27'47''$ WEST, 1321.61 FEET; THENCE SOUTH $00^{\circ}12'04''$ EAST, 1331.49 FEET; THENCE SOUTH $89^{\circ}47'21''$ EAST, 565.58 FEET TO A CORNER OF A FENCE; THENCE ALONG SAID FENCE THE FOLLOWING FIVE COURSES AND DISTANCES: COURSE 1: SOUTH $42^{\circ}42'11''$ EAST, 85.28 FEET; COURSE 2: SOUTH $39^{\circ}09'02''$ WEST, 551.03 FEET; COURSE 3: SOUTH $42^{\circ}22'49''$ EAST, 108.58 FEET; COURSE 4: SOUTH $34^{\circ}57'40''$ WEST, 629.21 FEET; COURSE 5: SOUTH $27^{\circ}28'30''$ WEST, 52.51 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CENTER STREET; THENCE ALONG LAST SAID LINE RUN THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES: COURSE 1: SOUTH $82^{\circ}29'18''$ WEST, 236.90 FEET; COURSE 2: NORTH $89^{\circ}43'51''$ WEST, 273.61; COURSE 3: SOUTH $89^{\circ}40'28''$ WEST, 159.18 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; COURSE 4: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 798.74 FEET, AN ARC DISTANCE OF 65.47 FEET, SAID ARC BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF SOUTH $85^{\circ}56'53''$ WEST, 65.45 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE 5: NORTH $89^{\circ}59'30''$ WEST, 47.73 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE 6: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1392.51 FEET, AN ARC DISTANCE OF 528.39 FEET, SAID ARC BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF NORTH $75^{\circ}37'30''$ WEST, 525.22 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE 7: NORTH $66^{\circ}57'16''$ WEST, 8.05 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE 8: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1125.00 FEET, AN ARC DISTANCE OF 392.89 FEET, SAID ARC BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF NORTH $76^{\circ}57'33''$ WEST, 390.90 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE 9: NORTH $86^{\circ}57'51''$ WEST, 479.23 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; COURSE 10: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 700.00 FEET, AN ARC DISTANCE OF 282.84 FEET, SAID ARC BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF SOUTH $81^{\circ}27'38''$ WEST, 280.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE 11: SOUTH $69^{\circ}53'06''$ WEST, 724.11 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; COURSE 12: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1396.93 FEET, AN ARC DISTANCE OF 493.36 FEET, SAID ARC BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF SOUTH $79^{\circ}58'49''$ WEST, 490.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE 13: NORTH $89^{\circ}55'27''$ WEST, 699.41 FEET TO THE EASTERLY AND NORTHERLY BOUNDARY OF THE RED LEDGES BOUNDARY PLAT, BY: WILDING

ENGINEERING, INC.; COURSE 14: SOUTH 00°37'53" WEST 3.09 FEET; COURSE 15: SOUTH 89°50'25" WEST, 1242.62 FEET TO THE WATER TANK PARCEL, THENCE ALONG SAID PARCEL THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE 1: NORTH 00°38'18" WEST, 610.28 FEET; COURSE 2: NORTH 33°22'32" EAST, 628.59 FEET TO A 100.0 FOOT RADIUS NON TANGENT CURVE; COURSE 3: ALONG THE ARC OF A 100.0 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, CENTER BEARS NORTH 27°37'50" EAST, THROUGH A CENTRAL ANGLE OF 348°31'28" AND ARC DISTANCE OF 608.27 FEET; COURSE 4: SOUTH 33°22'32" WEST 634.71 FEET; COURSE 5: SOUTH 00°38'18" EAST 616.31 FEET, RETURNING TO THE NORTH LINE OF CENTER STREET; THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSE AND DISTANCES: COURSE 1: SOUTH 89°44'42" WEST, 747.65 FEET; COURSE 2: SOUTH 89°58'28" WEST, 588.89 FEET; COURSE 3: SOUTH 89°41'17" WEST, 230.66 FEET; COURSE 4: SOUTH 89°21'43" WEST, 1272.98 FEET TO EASTERLY; THENCE ALONG THE EASTERLY LINE, AND LINE EXTENDED OF THE LDS CENTER STREET CHURCH PROPERTY AS SHOWN ON THAT CERTAIN SURVEY FILED FOR RECORD AS OWC-035-0333-0419, ON OCTOBER 25, 1995, IN THE OFFICES OF WASATCH COUNTY, STATE OF UTAH, THENCE ALONG SAID LDS CHURCH PARCEL THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE 1: NORTH 19°12'05" EAST 112.98 FEET; COURSE 2: NORTH 15°57'05" EAST, 127.91 FEET; COURSE 3: NORTH 32°26'33" EAST, 61.51 FEET; COURSE 4: NORTH 38°29'54" EAST, 105.48 FEET; COURSE 5: NORTH 28°37'50" EAST, 45.34 FEET; COURSE 6: NORTH 12°33'26" EAST, ALONG SAID EASTERLY LINE, AND LINE EXTENDED 27.82 FEET, TO THE SOUTH LINE OF TIMP MEADOWS EAST SUBDIVISION PHASE 2, RECORDED IN BOOK 501, PAGES 686-695, ENTRY NO. 232941; THENCE ALONG SAID TIMP MEADOWS EAST LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE 1: SOUTH 89°16'30" EAST, 0.24 FEET; COURSE 2: NORTH 03°00'11" EAST, 60.22 FEET; COURSE 3: NORTH 07°59'36" WEST, 1026.65 FEET; COURSE 4: NORTH 27°45'20" WEST, 167.54 FEET; COURSE 5: NORTH 64°07'24" WEST, 225.76 FEET, TO THE EASTERLY LINE OF THE TIMP MEADOWS EAST SUBDIVISION PHASE 3, RECORDED IN BOOK 528, PAGES 125-134, ENTRY NO. 238508; THENCE ALONG SAID TIMP MEADOWS EAST SUBDIVISION PHASE 3 EAST LINE NORTH 03°32'37" EAST, 22.23 FEET; THENCE NORTH 89°24'21" EAST 818.35 FEET; THENCE NORTH 00°34'07" WEST 2205.00 FEET TO THE EAST-WEST 40 ACRE LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE NORTH 89°24'37" EAST, ALONG SAID 40 ACRE LINE 441.24 FEET; THENCE SOUTH 00°35'23" EAST 17.60 FEET TO THE CORNER OF AN EXISTING FENCE; THENCE ALONG SAID FENCE NORTH 89°52'01" EAST 1110.58 FEET; THENCE LEAVING SAID FENCE NORTH 00°07'41" EAST 27.45 FEET TO THE TO THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 33; THENCE NORTH 89°14'45" EAST, ALONG THE EAST-WEST 40 ACRE LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33, 2.68 FEET, THENCE NORTH 00°08'18" EAST, 336.84 FEET; THENCE SOUTH 89°14'18" WEST, 332.86 FEET TO THE QUARTER SECTION LINE OF SAID SECTION 33; THENCE NORTH 00°07'51" EAST, ALONG LAST SAID LINE, 1000.40 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 28; THENCE NORTH 00°23'42" WEST, 3982.55 FEET; THENCE NORTH 89°33'40" EAST, 2703.62 FEET TO THE WEST SECTION LINE OF SAID SECTION 27; THENCE NORTH 00°05'54" WEST, 1316.61 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27; THENCE NORTH 89°49'35" EAST, ALONG THE NORTH SECTION LINE OF SAID SECTION 27, 5289.47 FEET; THENCE

SOUTH 00°09'19" WEST, ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 5256.54 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 00°02'56" EAST, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 2776.76 FEET BACK TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 00°00'46" EAST, 131.99 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 33; THENCE SOUTH 00°0'46" EAST, 528.02 FEET; THENCE SOUTH 88°41'25" WEST, 1333.03 FEET; THENCE NORTH 00°05'29" EAST, 536.55 FEET; THENCE NORTH 89°03'22" EAST, 1332.32 FEET BACK TO THE POINT OF BEGINNING.

Commencing at a point that is 662.10 feet North 00°18'46" East from the Southeast corner of Section 33, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running thence South 89°33'45" West 345.15 feet; thence South 00°29'18" West 680.17 feet to the fence line on the South side of Lake Creek Road; thence South 89°50'03" West 1963.17 feet along the fence line on the South side of Lake Creek Road; thence North 89°52'32" West 424.34 feet along the fence line on the South side of Lake Creek Road; thence South 89°47'32" West 1714.51 feet along the fence line on South side of Lake Creek Road; thence North 00°11'40" West 52.15 feet; thence North 19°11'41" East 112.98 feet; thence North 15°56'41" East 127.91 feet; thence North 32°26'09" East 61.51 feet; thence North 38°29'30" East 105.48 feet; thence North 28°37'26" East 45.34 feet; thence North 12°33'02" East 27.82 feet; thence South 89°16'54" East 0.24 feet; thence North 02°59'47" East 60.22 feet; thence North 08°00'00" West 1026.65 feet; thence North 27°45'44" West 167.54 feet; thence North 64°07'48" West 225.76 feet; thence North 03°33'41" East 894.05 feet to the quarter section line of said Section 33; thence South 89°26'04" West 709.94 feet along the quarter section line of Section 33 to the West line of Section 33; thence North 00°01'24" East 531.66 feet along the West line of Section 33 to the South line of lot 7 of the Sage Acres Subdivision; thence North 89°19'55" East 20.18 feet along the South line of lot 7; thence North 00°40'05" West 802.12 feet along the East line of the Sage Acres Subdivision; thence North 89°58'44" West 10.50 feet along the North line of lot 1 of Sage Acres Subdivision; thence North 00°01'24" East 1.28 feet along the West section line of Section 33 to the North one sixteenth line of said section 33; thence North 89°24'13" East 2673.54 feet along the North one sixteenth line of Section 33; thence North 89°13'55" East 2666.51 feet along the North one sixteenth line to the East line of Section 33; thence South 00°01'09" East 1346.08 feet along the East line of said section 33; thence South 00°18'46" West 2051.14 feet along the East line of Section 33 to the point of beginning. Containing: 436.36 acres more or less.