

STATE OF UTAH



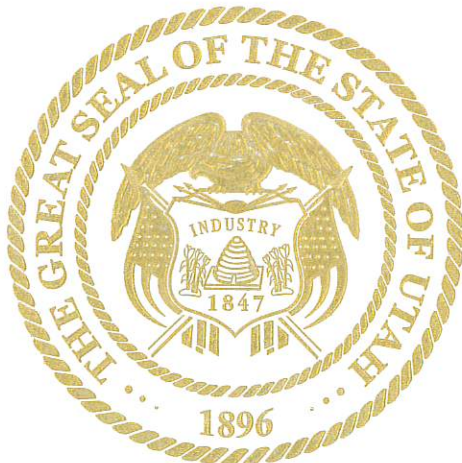
OFFICE OF THE LIEUTENANT GOVERNOR

CERTIFICATE OF ANNEXATION

I, Deidre M. Henderson, Lieutenant Governor of the State of Utah, hereby certify that there has been filed in my office a notice of annexation known as the RED LEDGES NORTHWEST ANNEXATION located in HEBER CITY, dated JUNE 12, 2023, complying with Section §67-1a-6.5, Utah Code Annotated, 1953, as amended.

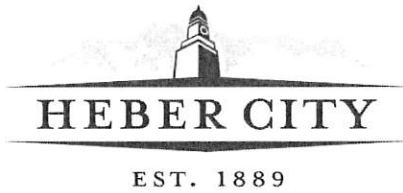
Now, therefore, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to the RED LEDGES NORTHWEST ANNEXATION located in WASATCH COUNTY, State of Utah.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 13th day of June, 2023 at Salt Lake City, Utah.



A handwritten signature in black ink that reads "Deidre M. Henderson".

DEIDRE M. HENDERSON
Lieutenant Governor



Heber City Corporation
75 North Main Street
Heber City, Utah 84032

*******NOTICE OF IMPENDING BOUNDARY ADJUSTMENT*******

June 12, 2023

Lt. Governor's Office
Utah State Capitol Complex
P.O. Box 142325
Salt Lake City, Utah 84114-2325

Emailed to: annexations@utah.gov

RE: Red Ledges Northwest Annexation

To Lt. Governor Henderson:

At the April 18, 2023, City Council meeting, the Heber City Council adopted Ordinance 2023-16 approving an annexation titled the Red Ledges Northwest Annexation and amending the common boundaries as designated in the City's Annexation Policy Plan. The annexation parcel consists of 7.94 acres located at approximately 1925 North to 2005 North Lookout Peak Circle, Wasatch County, Utah.

Attached you will find a copy of the Ordinance of Annexation, which includes the boundary description of the annexation, and a copy of the annexation map. The above-referenced annexation meets the requirements of annexation.

Pursuant to Utah State Code 67-1a-6.5(3)(c), Heber City is requesting the Lieutenant Governor's office provide to Heber City Corporation the certificate of annexation as described in 67-1a-6.5(1)(a)(iii) "for the impending annexation of territory to an existing local entity".

If approved, please send the Certificate of Annexation to:

Heber City
c/o Trina Cooke
City Recorder
75 North Main Street
Heber City, UT 84032

If you have any questions, please feel free to call me at 435-657-7886.

Sincerely,

Trina N. Cooke
City Recorder

ORDINANCE NO. 2023-16

AN ORDINANCE APPROVING THE RED LEDGES NORTHWEST ANNEXATION-2.

BE IT ORDAINED by the City Council of Heber City, Utah, the properties described in Exhibit A, as illustrated in Exhibit B, are hereby annexed into the City of Heber City, Utah, and the properties contained therein shall initially have the zoning designation of PC Planned Community.

This Ordinance shall take effect immediately upon passage, but not prior to the execution of the Development Agreement illustrated in Exhibit C.

PASSED, APPROVED and ORDERED TO BE PUBLISHED BY THE HEBER CITY COUNCIL this 18th day of April 2023.

	AYE	NAY	ABSENT	ABSTAIN
Rachel Kahler	<u>X</u>	_____	_____	_____
Michael Johnston	<u>X</u>	_____	_____	_____
Ryan Stack	<u>X</u>	_____	_____	_____
Scott Phillips	<u>X</u>	_____	_____	_____
Yvonne Barney	<u>X</u>	_____	_____	_____

APPROVED:

Heidi Franco
Mayor Heidi Franco



ATTEST:

Trina W. Cook Date: 4/18/2023
RECORDER

EXHIBIT A: LEGAL DESCRIPTION

ANNEXATION DESCRIPTION:

BEGINNING AT A POINT NORTH 00°25'09" EAST 2708.84 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°25'09" EAST 1274.55 FEET; THENCE NORTH 89°32'57" EAST 976.66 FEET TO THE NORTHEASTERLY CORNER OF LOT 550 IN THE RED LEDGES-PHASE 2P SUBDIVISION PLAT; THENCE ALONG THE BOUNDARY OF SAID RED LEDGES-PHASE 2P SUBDIVISION THE FOLLOWING TWO (2) COURSES: 1) SOUTH 73°08'21" WEST 526.45 FEET; 2) SOUTH 35°35'53" WEST 216.25 FEET; THENCE SOUTH 20°29'03" WEST 1018.03 FEET TO THE POINT OF BEGINNING.

CONTAINS 7.94 ACRES, MORE OR LESS.

PARCEL NUMBER:

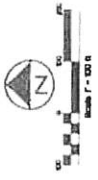
00-0007-8753

00-0007-8761

EXHIBIT B: ANNEXATION PLAT

RED LEDGES NORTHWEST ANNEXATION-2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH



SURVEYORS CERTIFICATE

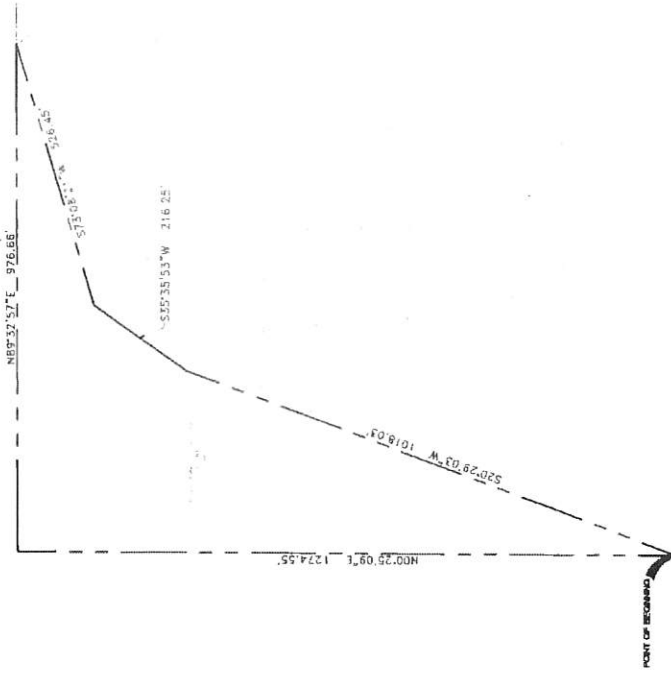
I, the undersigned, being a duly qualified and licensed Surveyor under the laws of the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in the office of the County Recorder of Wasatch County, Utah, on this 15th day of August, 2011.

ANNEXATION DESCRIPTION

The annexation is a portion of the Northwest Quarter of Section 28, Township 3 South, Range 5 East, Salt Lake Base and Meridian, Wasatch County, Utah, containing approximately 1.25 acres of land, more or less, as shown on the attached plat.

BASIS OF BEARINGS

The bearings and distances shown on this plat were determined by the use of a total station.



LEGEND

--- DASHED LINE --- EXISTING BOUNDARY
 --- SOLID LINE --- PROPOSED BOUNDARY
 --- DOTTED LINE --- PROPOSED LOT LINE
 --- THICK SOLID LINE --- PROPOSED SECTION LINE

RED LEDGES NORTHWEST ANNEXATION PLAT-2
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
 TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
 WASATCH COUNTY, UTAH

CITY RECORDER

CITY MAYOR

CITY ENGINEER

PLANNING COMMISSION

COUNTY SURVEYOR



WILDING
 ENGINEERING
 14701 BRADY PARKWAY, SUITE 100
 SALT LAKE CITY, UTAH 84116
 (801) 486-1111
 www.wildingeng.com

APPROVED FOR RECORDATION

APPROVED FOR RECORDATION

APPROVED FOR RECORDATION

APPROVED FOR RECORDATION

APPROVED FOR RECORDATION

APPROVED FOR RECORDATION

APPROVED FOR RECORDATION

APPROVED FOR RECORDATION

APPROVED FOR RECORDATION

APPROVED FOR RECORDATION

APPROVED FOR RECORDATION

EXHIBIT C: DEVELOPMENT AGREEMENT

WHEN RECORDED RETURN TO
Heber City Attorney
75 North Main Street
Heber City, Utah 84032

**ADDENDUM TO
RED LEDGES ANNEXATION AGREEMENT
AND COVENANT RUNNING WITH THE LAND**

This *Addendum to the Red Ledges Annexation Agreement and Covenant Running with the Land* (“**Addendum**”) is made as of the date last executed below by and among Heber City, a municipal corporation and political subdivision of the State of Utah (“**City**”), and Red Ledges Land Development, Inc., a Utah corporation (“**Red Ledges**”).

RECITALS

- A. On or about January 19, 2017, City and Red Ledges entered into that certain *Red Ledges North West Annexation Agreement and Covenant Running with the Land* (“**Annexation Agreement**”).
- B. The Annexation Agreement was recorded in the real property records of Wasatch County, Utah, on February 1, 2017, as Entry No. 434207, in Book 1182, page 0613-0615.
- C. The Red Ledges Northwest Annexation-2 adjoins the prior annexation’s boundaries.
- D. The City and Red Ledges now wish to modify the terms of the Annexation Agreement on the terms and conditions set forth herein.

AMENDMENT

In consideration of the mutual promises set forth below, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Red Ledges hereby agree as follows:

- 1. Recitals Incorporated. The foregoing Recitals are hereby incorporated and made part of the parties’ agreement.
- 2. Annexation. The property described in Exhibit A (aka the Red Ledges Northwest Annexation-2), is hereby annexed into the City of Heber City, Utah.
- 3. Master Plan. The property described in Exhibit A is incorporated into the Red Ledges Master Plan, subject to the terms and conditions of the above referenced Annexation Agreement.
- 4. Uses. The property described in Exhibit A shall not be used to create new dwelling units, whether on-site or off-site, and its acreage therein shall not be used for the purpose of calculating residential density or dwelling units. The property shall be used primarily as open space and/or to alter lot lines with and between adjoining lots within the Red Ledges Development. Notwithstanding the foregoing restriction, nothing contained in

this Addendum is intended to limit the development, construction, or use of dwelling units on platted lots approved by the City for that purpose from time to time in the past or in the future.

5. Effective Date. This Amendment shall be effective on the date when all parties have executed this Agreement.
6. Scope of Amendment. Except as expressly modified or changed in this Amendment, the terms and conditions of the Annexation Agreement remain in full force and effect. However, in the event of a conflict between the terms of the Annexation Agreement and this Amendment, this Amendment will control.
7. Document Recording. This Addendum shall be a covenant running with the land, and shall be binding upon the parties and their assigns and successors in interest. This Addendum shall be recorded with the Wasatch County Recorder.

[Signature Pages To Follow]



CITY
Heber City, a municipal corporation and political subdivision

By: Heidi Franco
Name: Heidi Franco
Title: Mayor
Date: 4/26/2023

Attest: Trina N Cooke
City Recorder

RED LEDGES
Red Ledges Land Development, Inc.

By: Kaylene Kottler
Name: KAYLENE KOTTER
Title: VP, CFO
Date: 5/23/2023

STATE OF UTAH)
 SS.
COUNTY OF WASATCH)

The foregoing instrument was acknowledged before me this 23rd day of May, 2023, by Kaylene Kottler, as VP, CFO of Red Ledges Land Development, Inc.

Seal:



Trina N Cooke
Notary Public

EXHIBIT A: LEGAL DESCRIPTION AND PARCEL NUMBERS

ANNEXATION DESCRIPTION:

BEGINNING AT A POINT NORTH 00°25'09" EAST 2708.84 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°25'09" EAST 1274.55 FEET; THENCE NORTH 89°32'57" EAST 976.66 FEET TO THE NORTHEASTERLY CORNER OF LOT 550 IN THE RED LEDGES-PHASE 2P SUBDIVISION PLAT; THENCE ALONG THE BOUNDARY OF SAID RED LEDGES-PHASE 2P SUBDIVISION THE FOLLOWING TWO (2) COURSES: 1) SOUTH 73°08'21" WEST 526.45 FEET; 2) SOUTH 35°35'53" WEST 216.25 FEET; THENCE SOUTH 20°29'03" WEST 1018.03 FEET TO THE POINT OF BEGINNING.

CONTAINS 7.94 ACRES, MORE OR LESS.

PARCEL NUMBERS

00-0007-8753

00-0007-8761

Exhibit 2: Annexation Process Summary

Typical Annexation Process

Process	Month								
Month	1	2	3	4	5	6	7	8	9
Notice of Intent	█								
Submittal		█							
Acceptance		█							
Certification		█	█						
Protest Period		█	█						
Plan. Commission			█	█					
Public Hearing					█				
MDA						█	█	█	
Approval							█	█	
Lieutenant Governor								█	█
Record Plat									█

Exhibit 3: Annexation Policy Plan Expansion Area Map

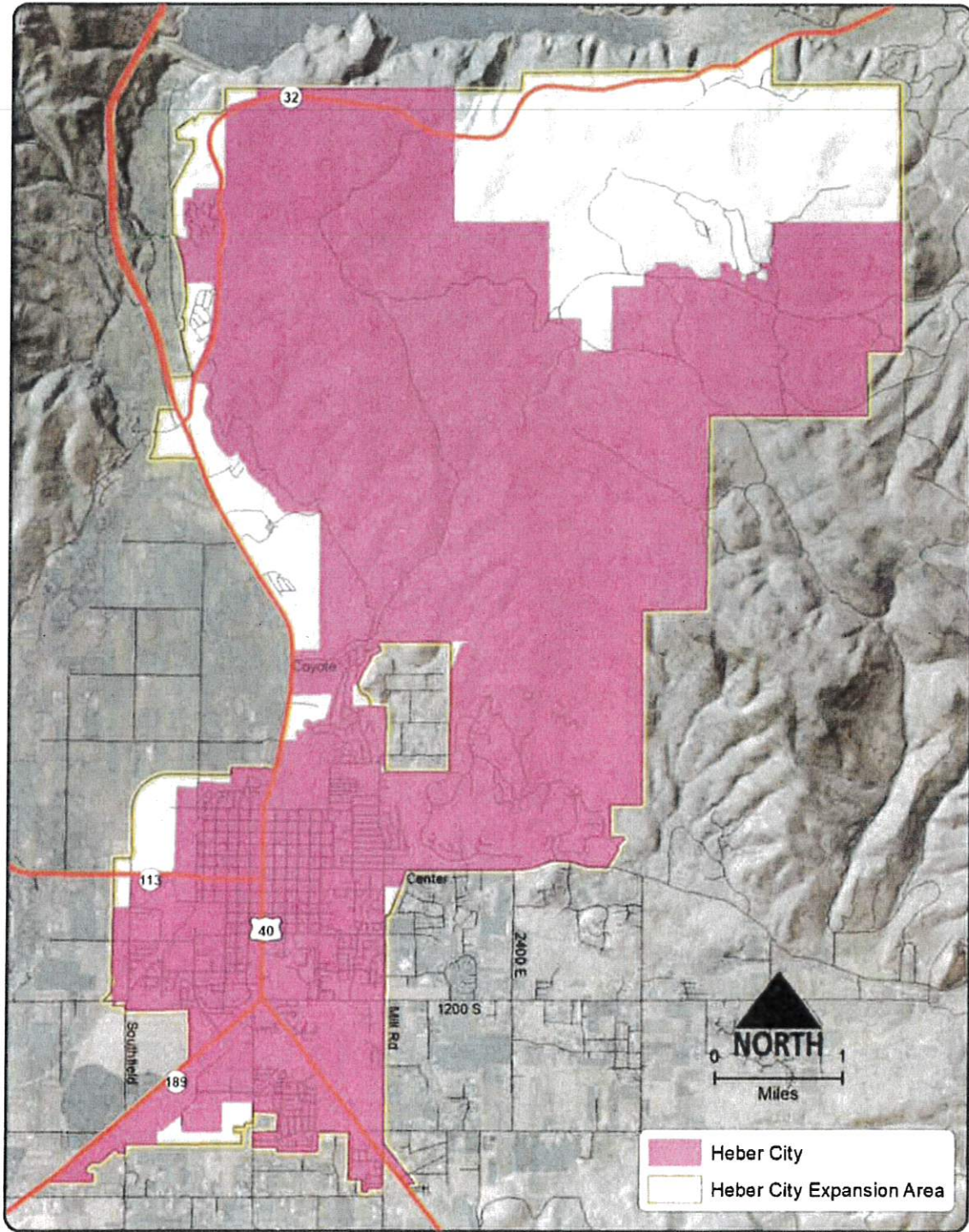


Exhibit 4: Pending Annexations Map

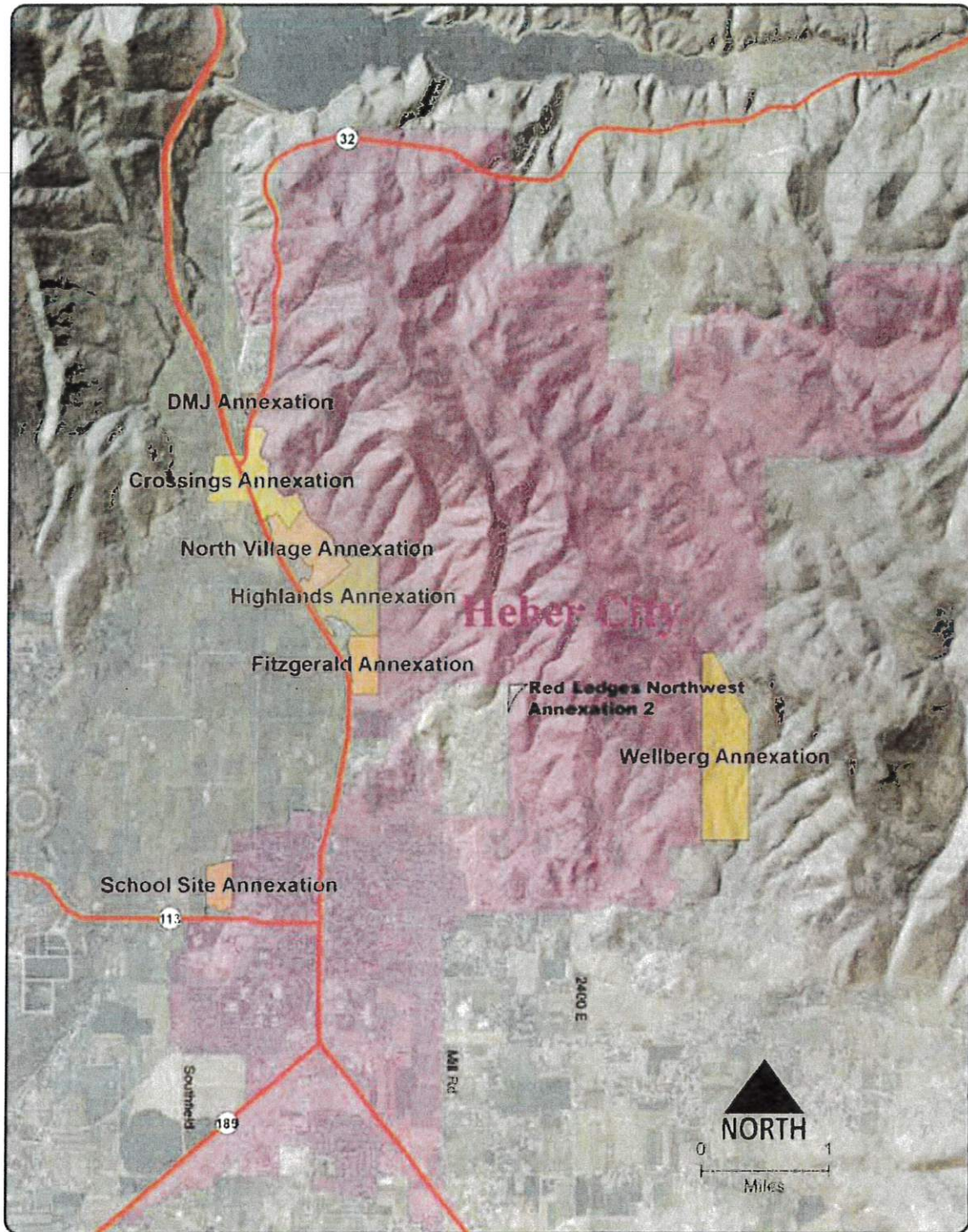


Exhibit 5: Vicinity Map

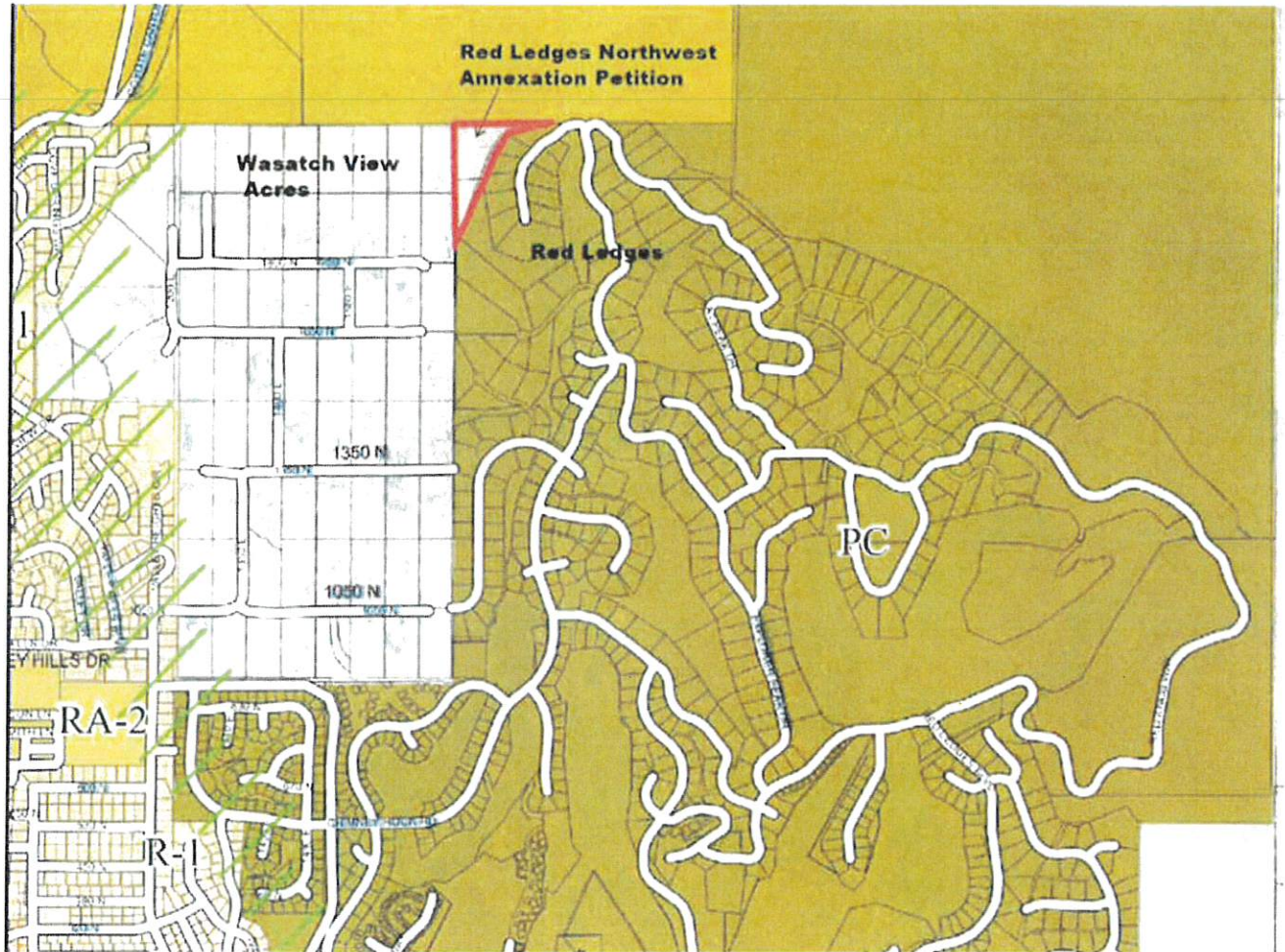


Exhibit 6: Annexation Petition



PETITION FOR ANNEXATION INTO HEBER CITY

Annexation Name: Red Ledges Northwest Annexation-2

We, the undersigned owners of certain real property lying contiguous to the present municipal limits of Heber City hereby submit this Petition for Annexation and respectfully represent the following:

1. This petition is made pursuant to the requirements of Section 10-2-403, Utah Code Annotated:
2. The property subject to this petition is an unincorporated area contiguous to the boundaries of Heber City and the annexation thereof will not leave or create an unincorporated island or peninsula;
3. The signatures affixed hereto are those of the owners of private real property that:
 - a. is located within the area proposed for annexation;
 - b. covers a majority of the private land area within the area proposed for annexation;
 - c. is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation; and
 - d. lies contiguous to the present boundary of Heber City's corporate limits, located at the approximate address: 1925 N – 2005 N Lookout Peak Circle
4. The petitioners have caused an accurate plat or map of the above-described property to be prepared by a licensed surveyor, which plat or map is filed herewith in Exhibit A;
5. Title to the property by those signing this petition is as shown in the deeds or title report attached hereto as Exhibit B.
6. The manner in which it was established that at least 1/3 of the value of all the private property sought to be annexed and at least a majority of the acreage is owned by the signers of this petition is shown in the attached Exhibit C (value and acreage spreadsheet) and Exhibit D (copies of all tax notices).

7. Land values and acreage within the annexation are as follows:

a. Total acreage within annexation:	<u>7.94 acres</u>		
b. Total private property acreage within annexation:	<u>7.94 acres</u>		
c. Petitioner's acreage within annexation:	<u>7.94 acres</u>	<u>100</u>	%
		% of Total Private Area	
d. Total Assessed Land Value within annexation:	<u>\$92,850</u>		
e. Petitioner's Assessed Land Value within annexation	<u>\$92,850</u>	<u>100</u>	%
		% of Total Value	



8. This petition does not propose annexation of all or a part of an area proposed for annexation in a previously filed petition that has not been denied, rejected, or granted;
9. This petition does not propose annexation of all or a part of an area proposed to be incorporated in a request for a feasibility study under Section 10-2-103 U.C.A. or a petition under Section 10-2-125, U.C.A. if:
 - a. the request or petition was filed before the filing of the annexation petition, and
 - b. the request, a petition under Section 10-2-109 based on that request, or a petition under Section 10-2-125 is still pending on the date the annexation petition is filed;
10. The names and mailing addresses of all the owners of the parcels of land located within 300 feet of the area proposed to be annexed as shown in Exhibit E.
11. A vicinity map showing the City's current boundaries in relation to the proposed annexation in Exhibit F.
12. Per the Heber City Annexation Policy Plan, a Concept Plan is attached as Exhibit G. This Concept Plan is a very preliminary plan -- the petitioner is not strictly bound by it. However, it is the hope of the Heber City Council that the Concept Plan submitted is the primary intention of the developer at the time annexation is being requested.

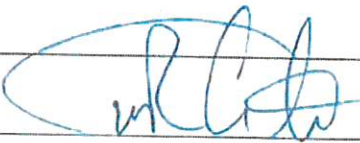


PETITION SIGNATURE PAGE 1

WHEREFORE, the Petitioners hereby request that this Petition be considered by the Heber City Council at its next regular meeting, or as soon thereafter as possible; that a resolution or motion be adopted or passed as required by law accepting this Petition for Annexation for further consideration; and that the governing body take such steps as required by law to complete the annexation herein petitioned.

Name of Annexation: Red Ledges Northwest Annexation-2

Petitioner 1

Petitioner Name Red Ledges Land Development, Inc.	Phone Number 435-657-4041
Mailing Address Attn: Todd Cates 205 N Red Ledges Blvd Heber City, UT 84032	Email Address Todd.cates@redledges.com
Parcel Numbers 07-8761 07-8753	
Signature 	Date 10/12/22

Petitioner 2

Petitioner Name N/A	Phone Number
Mailing Address	Email Address
Parcel Numbers	
Signature	Date

NOTICE

There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election. If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Heber City. If you choose to withdraw your signature, you shall do so no later than 30 days after Heber City receives notice that the petition has been certified.



EXHIBIT A: ANNEXATION MAP

WASATCH COUNTY

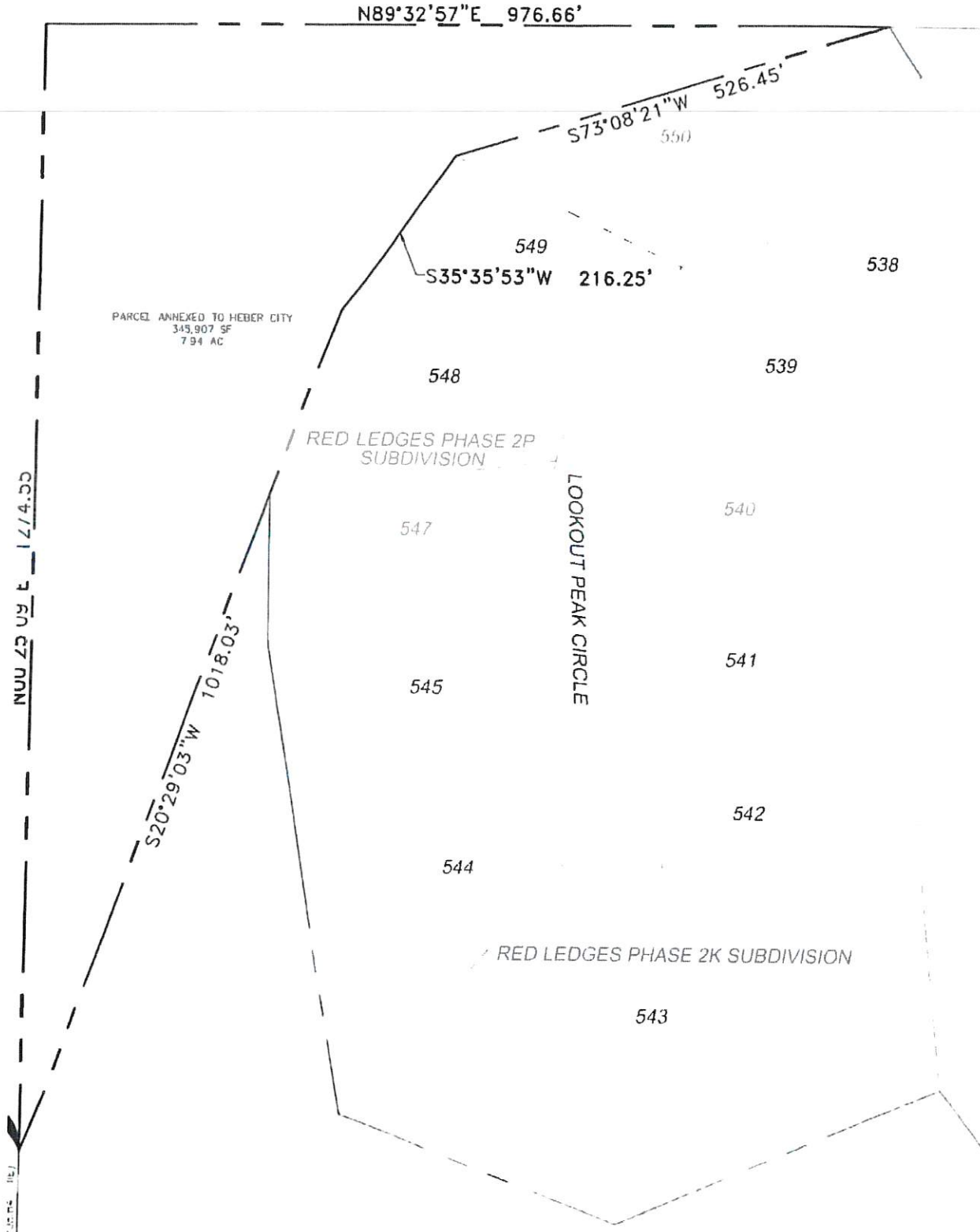




EXHIBIT B: PROPERTY DEEDS

Founders Title Company W15943

MAIL TAX NOTICE TO
RED LEDGES LAND DEVELOPMENT, INC.
1395 BRICKELL AVENUE, 14TH FLOOR
MIAMI, FLORIDA 33131

Ent 321703 Bk 942 Pg 1693-1695
Date: 15-JUN-2007 2:55PM
Fee: \$16.00 Check Filed By: JP
ELIZABETH PALMIER, Recorder
WASATCH COUNTY CORPORATION
For: FOUNDERS TITLE COMPANY HEBER

Warranty Deed

(Limited Liability Company)

RED LEDGES, LLC, a FLORIDA LIMITED LIABILITY COMPANY, GRANTOR

of MIAMI, County of _____, State of FLORIDA, hereby CONVEY and WARRANT to

RED LEDGES LAND DEVELOPMENT, INC., A FLORIDA CORPORATION

GRANTEE of 1395 BRICKELL AVENUE, 14TH FLOOR MIAMI, FLORIDA for the sum of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION -----

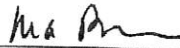
the following described tract(s) of land in WASATCH County, State of UTAH:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO easements, covenants, restrictions, rights of way and reservations appearing of record and taxes for the year 2007 and thereafter.

WITNESS, the hand(s) of said Grantor(s), this 15 of JUNE, A.D., 2007.

Signed in the Presence of:

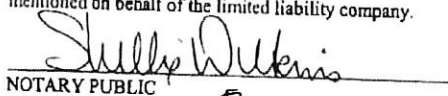


Red Ledges LLC, a Florida limited liability company, By: ANTHONY M. BURNS, MANAGING MEMBER

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

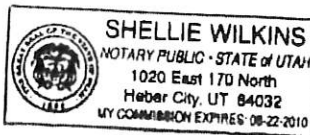
STATE OF UTAH)
COUNTY OF WASATCH)

On the 15 day of JUNE, 2007 before me, the undersigned Notary Public, personally appeared ANTHONY M. BURNS, known to me to be the member(s) or designated agents of the limited liability company that executed the above and acknowledged to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and an oath stated that they are authorized to execute said instrument freely and voluntarily for the purposes and use herein mentioned on behalf of the limited liability company.


NOTARY PUBLIC

My Commission Expires: 8-22-10

Residing at: Heber, UT



**LEGAL DESCRIPTION
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°28'01" WEST, 1320.66 FEET; THENCE SOUTH 00°11'06" EAST, 1331.43 FEET TO THE CORNER OF AN EXISTING WIRE FENCE; THENCE ALONG SAID WIRE FENCE THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE 1: SOUTH 89°49'47" EAST, 564.70 FEET; COURSE 2: SOUTH 42°24'17" EAST, 85.63 FEET; COURSE 3: SOUTH 39°09'08" WEST, 550.58 FEET; COURSE 4: SOUTH 42°22'49" EAST, 108.60 FEET; COURSE 5: SOUTH 34°57'40" WEST, 629.21 FEET; COURSE 6: SOUTH 27°28'30" WEST, 52.51 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CENTER STREET; THENCE ALONG SAID NORTH LINE THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES: COURSE 1: SOUTH 82°29'13" WEST, 236.90 FEET; COURSE 2: NORTH 89°43'51" WEST, 273.61 FEET; COURSE 3: SOUTH 89°40'28" WEST, 159.18 FEET; COURSE 4: SOUTH 85°56'53" WEST, 65.45 FEET; COURSE 5: NORTH 89°59'30" WEST, 47.73 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE 6: NORTHWESTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1397.64 FEET, AN ARC DISTANCE OF 509.90 FEET, (CHORD BEARING AND DISTANCE OF NORTH 76°01'25" WEST, 507.08 FEET) TO THE POINT OF REVERSE CURVATURE OF A LEADING NORTHWESTERLY; COURSE 7: NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1125.00 FEET, AN ARC DISTANCE OF 419.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76°15'58" WEST, 417.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE 8: NORTH 86°57'31" WEST, 478.57 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; COURSE 9: SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 700.00 FEET, AN ARC DISTANCE OF 282.85 FEET, (CHORD BEARING AND DISTANCE OF SOUTH 81°27'56" WEST, 280.93 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; COURSE 10: SOUTH 69°53'23" WEST, 724.11 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; COURSE 11: SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1400 FEET, AN ARC DISTANCE OF 493.35 FEET (CHORD BEARING AND DISTANCE OF SOUTH 79°59'06" WEST, 490.80 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; COURSE 12: SOUTH 89°54'50" WEST, 699.54 FEET; COURSE 13: SOUTH 89°49'37" WEST, 1243.10 FEET TO THE CITY WATER TANK PARCEL, THENCE ALONG SAID PARCEL THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE 1: NORTH 00°38'06" WEST, 609.49 FEET; COURSE 2: NORTH 33°22'44" EAST, 628.59 FEET TO A 100.00 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 608.29 FEET; COURSE 4: SOUTH 33°22'44" WEST 634.71 FEET; COURSE 5: SOUTH 00°38'06" EAST 615.48 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°43'44" WEST, 747.19 FEET; COURSE 2: SOUTH 89°57'36" WEST, 588.88 FEET; COURSE 3: SOUTH 89°40'38" WEST, 230.67 FEET; COURSE 4: SOUTH 89°21'03" WEST, 1273.47 FEET TO EASTERLY 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°57'17" EAST, 127.91 FEET; COURSE 3: NORTH 32°26'45" EAST, 61.51 FEET; COURSE 4: NORTH 38°30'06" EAST, 105.48 FEET; COURSE 5: NORTH 28°38'02" EAST, 45.34 FEET; COURSE 6: NORTH 12°33'38" 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°16'18" EAST, 0.24 FEET; COURSE 2: NORTH 03°00'23" EAST, 60.22 FEET; COURSE 3: NORTH 07°59'24" WEST, 1026.65 FEET; COURSE 4: NORTH 27°45'08" WEST, 167.54 FEET; COURSE 5: NORTH 64°07'12" 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°29'24" EAST, 15.97 FEET TO THE SOUTH BOUNDARY LINE OF STONECREEK PROPERTIES LLC PARCEL; THENCE ALONG SAID SOUTH LINE SOUTH 89°59'28" EAST 807.63 FEET TO A WIRE FENCE LINE EXTENDED; THENCE ALONG SAID FENCE AND FENCE EXTENDED NORTH 00°00'32" WEST 2205.64 FEET TO A WIRE FENCE RUNNING EAST AND WEST; THENCE ALONG SAID FENCE NORTH 89°52'13" EAST 1545.22 FEET; THENCE NORTH 00°06'45" EAST, 358.54 FEET; THENCE SOUTH 89°06'29" WEST, 333.25 FEET TO THE QUARTER SECTION LINE OF SAID SECTION 33; THENCE NORTH 00°07'50" EAST, ALONG LAST SAID LINE, 1006.79 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 28; THENCE NORTH 00°25'09" EAST, 3983.39 FEET TO THE CORNER OF LOTS 1 AND 2 OF SECTION 28, THENCE ALONG THE SOUTH LINE OF SAID LOTS 1 AND 2 NORTH 89°32'57" EAST, 2647.30 FEET TO THE WEST LINE OF SAID SECTION 27; THENCE ALONG SAID WEST LINE OF SECTION 27 NORTH 00°00'51" WEST, 1316.45 FEET TO THE NORTHWEST CORNER OF SAID SECTION 27; THENCE ALONG THE NORTH SECTION LINE OF SAID SECTION 27, NORTH 89°57'40" EAST, 5287.64 FEET TO THE NORTHEAST CORNER OF SECTION 27; THENCE ALONG THE EAST LINE OF SAID SECTION 27, SOUTH 00°02'33" WEST, 5267.90 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 27, THENCE ALONG THE EAST LINE OF SAID SECTION 34 SOUTH 00°10'19" WEST, 2753.77 FEET 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°00'52" EAST, 134.64 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 33; THENCE SOUTH 00°00'52" EAST, 538.55 FEET; THENCE SOUTH 89°05'12" WEST, 1332.60 FEET; THENCE NORTH 00°03'28" EAST, 537.76 FEET; THENCE NORTH 89°03'09" EAST, 1331.93 FEET BACK TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 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 63°51'23" WEST, 3647.41 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 33; THENCE SOUTH 45°43'42" EAST, 154.35 FEET; THENCE SOUTH 44°16'18" WEST, 32.36 FEET; THENCE NORTH 45°43'42" WEST, 84.70 FEET; THENCE NORTH 20°48'30" WEST, 76.80 FEET BACK TO THE POINT OF BEGINNING.

The following is shown for informational purposes only:

- Tax Serial No. OWC-0609, Tax Serial No. OWC-0613, Tax Serial No. OWC-0615, Tax Serial No. OWC-0787-2, Tax Serial No. OWC-0787-3, Tax Serial No. OWC-0604, Tax Serial No. OWC-0606, Tax Serial No. OWC-0612, Tax Serial No. OWC-0614, Tax Serial No. OWC-0787-1, Tax Serial No. OWC-0605, Tax Serial No. OWC-0611, Tax Serial No. OWC-0607, Tax Serial No. OWC-0609-1, Tax Serial No. OWC-0787-4, Tax Serial No. OWC-0789, Tax Serial No. OWC-0785, Tax Serial No. OWC-0604-1, Tax Serial No. OWC-0797-1, Tax Serial No. OWC-0797-3, Tax Serial No. OWC-0610, Tax Serial No. OWC-0603, Tax Serial No. OWC-0795, Tax Serial No. OWC-0794, Tax Serial No. OHC-1696, Tax Serial No. OHC-1698, Tax Serial No. OHC-1700, Tax Serial No. OWC-0784-1.



EXHIBIT D: PROPERTY TAX NOTICES

WASATCH COUNTY
2022 Notice of Property Valuation & Tax Change
<<Preliminary Tax Notice - Please Review Carefully>>

USE THESE NUMBERS ON ALL CORRESPONDENCE 00-0007-8753 / OWC-0605-0-028-035	TAXING DISTRICT 014 - TWIN CREEKS - COUNTY
--	---

MARKET AND TAXABLE VALUE OF YOUR PROPERTY

Property Type	2021 Market Value	2021 Taxable Value	2022 Market Value	2022 Taxable Value
NON FAA	22,850	22,850	22,850	22,850
Total Property Value	22,850	22,850	22,850	22,850

Taxing Entities	COMPARE		PROPOSED				CHANGES		BE HEARD	
	2021	2022 If No Increase	2022 If Proposed Budget Approved				If 2022 Increase		Budget / Truth-In-Taxation Meeting	
	Taxes	Rate	Taxes	Rate	Taxable Value	Taxes	Change In Tax	Change in %	Date - Time - Place	
COUNTY GENERAL FUND	36.10	0.001151	26.30	0.001185	22,850	27.08	0.78	2.95%	HELD ON 12/14/2021	
COUNTY LOCAL A&C	4.34	0.000138	3.15	0.000138	22,850	3.15	0.00	0.00%		
COUNTY BONDS	1.78	0.000060	1.37	0.000060	22,850	1.37	0.00	0.00%		
MULTI COUNTY A&C	0.27	0.000010	0.23	0.000015	22,850	0.34	0.11	50.00%		
BASIC ST SCHOOL LEVY	37.95	0.001401	32.01	0.001652	22,850	37.75	5.74	17.92%		
WASATCH CO SCHOOL DIST	121.77	0.003895	89.00	0.003895	22,850	89.00	0.00	0.00%		
SCHOOL DIST BOND	27.47	0.001056	24.13	0.001056	22,850	24.13	0.00	0.00%		
HEALTH	2.08	0.000066	1.51	0.000066	22,850	1.51	0.00	0.00%		
CHARTER SCHOOL LEVY	1.23	0.000032	0.73	0.000032	22,850	0.73	0.00	0.00%		
WASATCH COUNTY FIRE DISTRICT	15.63	0.000498	11.38	0.000516	22,850	11.79	0.41	3.61%		
PARK & REC GENERAL	6.03	0.000193	4.41	0.000193	22,850	4.41	0.00	0.00%	HELD ON 12/14/2021	
LIBRARY	3.56	0.000114	2.60	0.000114	22,850	2.60	0.00	0.00%		
CENTRAL UT WATER CONSERVANCY	9.14	0.000322	7.36	0.000400	22,850	9.14	1.78	24.22%	8/22/2022 5:00 P.M. 1426 E 750 N DREM. UT 84097	
Total Property Tax	267.37	0.008936	204.18	0.009322	22,850	213.00	8.82	4.32%	Last Review Date	05/23/2013

PROPERTY DESCRIPTION

BEGINNING AT A POINT SOUTH 1335 FEET AND WEST 2671 FEET FROM THE NE CORNER OF SEC 28 T3S R5E SLM: N8

COUNTY BOARD OF EQUALIZATION

If you wish to appeal the MARKET VALUE, EQUITY or CLASSIFICATION of your property, you must file an appeal application with the County Board of Equalization. Appeals are only for market value, not taxes. Information and appeal forms are available at www.wasatch.utah.gov/Clerk. The appeal deadline is September 15, 2022 by 5:00 p.m. For more information please call The clerk-auditor's office at 435-657-3190.

State Assessed property appeal deadline is August 1st, with State Tax Commission only. Appeal forms may be obtained from <https://tax.utah.gov/commission-office/appeals/centrally-assessed#appeals>

Joey D. Granger
 Wasatch County Auditor
 25 North Main
 Heber City, UT 84032
 (435) 657-3190

LE 5 1/210 P T

RED LEDGES LAND DEVELOPMENT INC
 1851 E CENTER ST
 HEBER CITY UT 84032-4710

WASATCH COUNTY
2022 Notice of Property Valuation & Tax Change
<<Preliminary Tax Notice - Please Review Carefully>>

USE THESE NUMBERS ON ALL CORRESPONDENCE 00-0007-8761 / OWC-0606-0-028-035	TAXING DISTRICT 014 - TWIN CREEKS - COUNTY
--	---

MARKET AND TAXABLE VALUE OF YOUR PROPERTY

Property Type	2021 Market Value	2021 Taxable Value	2022 Market Value	2022 Taxable Value
NON FAA	8,700	8,700	72,000	72,000
Total Property Value	8,700	8,700	72,000	72,000

Taxing Entities	COMPARE		PROPOSED			CHANGES		BE HEARD	
	2021	2022 If No Increase	2022 If Proposed Budget Approved		If 2022 Increase		Budget / Truth-In-Taxation Meeting		
	Taxes	Rate	Taxes	Rate	Taxable Value	Taxes	Change In Tax	Change in %	Date - Time - Place
COUNTY GENERAL FUND	13.75	0.001151	82.87	0.001185	72,000	85.32	2.45	2.95%	HELD ON 12/14/2021
COUNTY LOCAL A&C	1.65	0.000138	9.94	0.000138	72,000	9.94	0.00	0.00%	
COUNTY BCHDS	0.68	0.000060	4.32	0.000060	72,000	4.32	0.00	0.00%	
MULTI COUNTY A&C	0.10	0.000010	0.72	0.000015	72,000	1.08	0.36	50.00%	
BASIC ST SCHOOL LEVY	14.45	0.001401	100.87	0.001652	72,000	118.94	18.07	17.92%	
WASATCH CO SCHOOL DIST	46.36	0.003895	280.44	0.003895	72,000	280.44	0.00	0.00%	
SCHOOL DIST BOND	10.46	0.001056	76.03	0.001056	72,000	76.03	0.00	0.00%	
HEALTH	0.79	0.000066	4.75	0.000066	72,000	4.75	0.00	0.00%	
CHARTER SCHOOL LEVY	0.47	0.000032	2.30	0.000032	72,000	2.30	0.00	0.00%	
WASATCH COUNTY FIRE DISTRICT	5.95	0.000498	35.86	0.000516	72,000	37.15	1.30	3.61%	
PARK & REC GENERAL	2.30	0.000193	13.90	0.000193	72,000	13.90	0.00	0.00%	HELD ON 12/14/2021
LIBRARY	1.36	0.000114	8.21	0.000114	72,000	8.21	0.00	0.00%	
CENTRAL UT WATER CONSERVANCY	3.48	0.000322	23.18	0.000400	72,000	28.80	5.62	24.22%	8/22/2022 6:00 P M 1426 E 750 N OREM, UT B4097
Total Property Tax	101.80	0.008936	643.39	0.009322	72,000	671.18	27.80	4.32%	Last Review Date 04/05/2022

PROPERTY DESCRIPTION

BEGINNING AT A POINT EAST 120.74 FEET AND SOUTH 1846.94 FEET FROM THE N ¼ CORNER OF SEC 28 T3S R5E S

COUNTY BOARD OF EQUALIZATION

If you wish to appeal the MARKET VALUE, EQUITY or CLASSIFICATION of your property, you must file an appeal application with the County Board of Equalization. Appeals are only for market value, **not taxes**. Information and appeal forms are available at www.wasatch.utah.gov/Clerk. The appeal deadline is September 15, 2022 by 5:00 p.m. For more information please call The clerk-auditor's office at 435-657-3190.

State Assessed property appeal deadline is August 1st, with State Tax Commission only. Appeal forms may be obtained from <https://tax.utah.gov/commission-office/appeals/centrally-assessed#appeals>

Joey D. Granger
 Wasatch County Auditor
 25 North Main
 Heber City, UT 84032
 (435) 657-3190

LE 5 2/210-P T

RED LEDGES LAND DEVELOPMENT INC
 1851 E CENTER ST
 HEBER CITY UT 84032-4710



EXHIBIT E: LIST OF ALL PROPERTY OWNERS WITHIN ANNEXATION AND WITHIN 300 FEET OF ANNEXATION

PROPERTY OWNERS WITH ANNEXATION AND WITHIN 300 FEET				
David Smith	1925 Lookout Peak Cir	Heber City	UT	84032
Red Ledges, Attn: Todd Gates	205 N Red Ledges Blvd	Heber City	UT	84032
Steven D Shepard Trust	3854 Newton St	Torrance	CA	90505
Louis Lafiandra	1947 Lookout Peak Cir	Heber City	UT	84032
Rochelle Siegel Trust	2501 Ocean Front Walk	Venice	CA	90291
Ian Siegel Trust	2501 Ocean Front Walk	Venice	CA	90291
Grace Capital Investments LLC	1034 Seasage Dr	Delray Beach	FL	33483
Charles Alan Weber Trust	1735 E 1800 N	Heber City	UT	84032
Gwendolyn & Scott McMillin	1760 E 1950 N	Heber City	UT	84032
Jeffrey & Charleen Wagner	1764 E 1800 N	Heber City	UT	84032
Calvin Collins	586 S Appenzell Ln	Midway	UT	84049
Wasatch County	25 N Main St	Heber City	UT	84032



EXHIBIT F: VICINITY MAP

RED LEDGES NORTH ANNEXATION VICINITY MAP



SITE

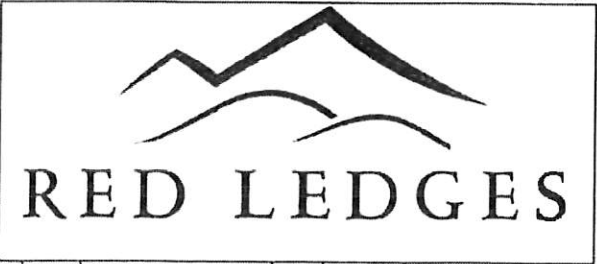
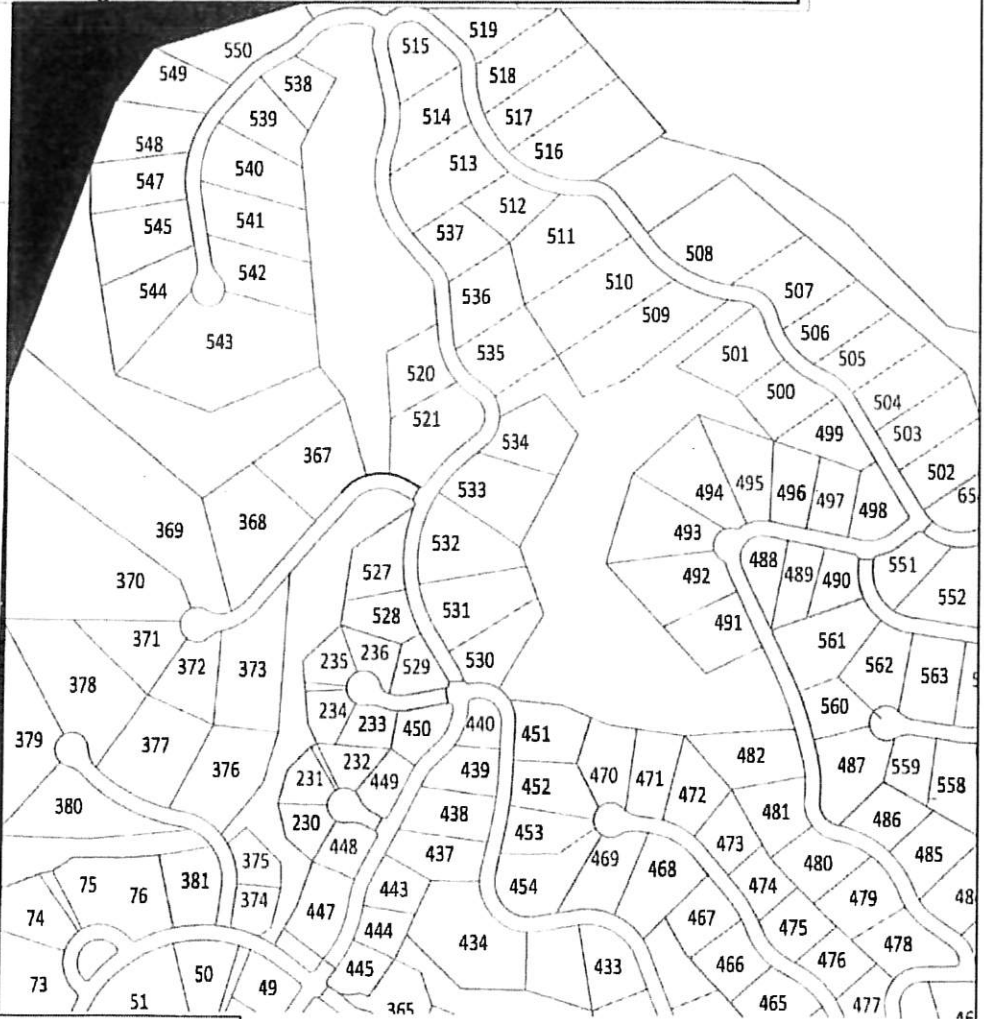
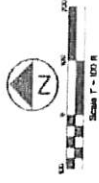




EXHIBIT G: CONCEPT PLAN

RED LEDGES NORTHWEST ANNEXATION-2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH



SURVEYOR'S CERTIFICATE

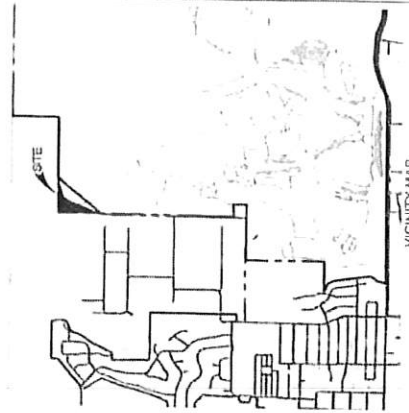
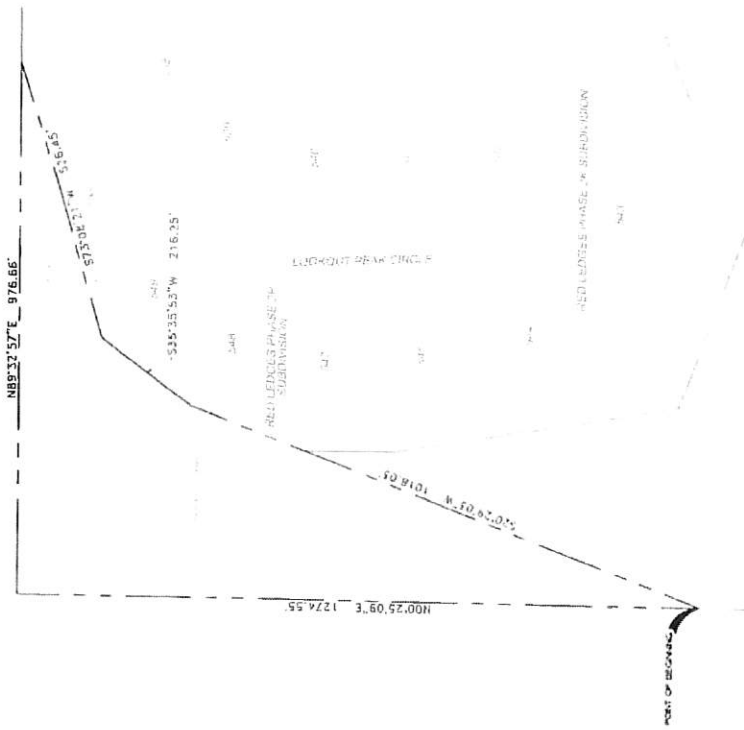
I, the undersigned, being duly qualified and sworn as a Surveyor in and for the State of Utah, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in the office of the County Clerk of Wasatch County, Utah, and that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Wasatch County, Utah, and that the same is a true and correct copy of the original plat as recorded in the office of the County Clerk of Wasatch County, Utah.

ANNEXATION DESCRIPTION

The annexation is a portion of the Northwest Quarter of Section 28, Township 3 South, Range 5 East, Salt Lake Base and Meridian, Wasatch County, Utah, containing approximately 1.2 acres of land, more or less, as shown on the attached plat.

BASIS OF BEARINGS

The bearings and distances are as shown on the attached plat.



LEGEND
* = Red Ledges Northwest Annexation

RED LEDGES NORTHWEST ANNEXATION PLAT-2
LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN,
WASATCH COUNTY, UTAH

SOUTH QUARTER CORNER SECTION 28,
SALT LAKE BASE AND MERIDIAN,
WASATCH COUNTY, UTAH
PLANNING COMMISSION
APPROVED: 11/15/11, 11/15/11

COUNTY SURVEYOR
APPROVED: 11/15/11, 11/15/11

CITY ENGINEER
APPROVED: 11/15/11, 11/15/11

CITY MAYOR
APPROVED: 11/15/11, 11/15/11

CITY RECORDER
APPROVED: 11/15/11, 11/15/11

RECORDED
DATE: 11/15/11
BY: [Signature]

RECORDED
DATE: 11/15/11
BY: [Signature]

RECORDED
DATE: 11/15/11
BY: [Signature]

RECORDED
DATE: 11/15/11
BY: [Signature]

RECORDED
DATE: 11/15/11
BY: [Signature]



Exhibit 7: 2017 -01 Red Ledges Ordinance and MDA

ORDINANCE 2017-01

AN ORDINANCE ANNEXING PROPERTY KNOWN AS THE RED LEDGES NORTHWEST ANNEXATION LOCATED AT 1925 N LOOKOUT PEAK CIRCLE, HEBER CITY, WASATCH COUNTY, STATE OF UTAH.

BE IT ORDAINED BY THE CITY COUNCIL OF HEBER CITY, UTAH:

Section 1. That the 6.35 +/- acres, described in the attached Exhibit A of this Ordinance is hereby assigned to the Planned Community (PC) Zone, consistent with the Heber City General Plan, County of Wasatch, State of Utah.

Section 2. This Ordinance shall take effect and be in force from and after (a) its adoption, (b) a copy has been deposited in the office of the City Recorder, (c) a short summary of it has been published in the Wasatch Wave or a complete copy has been posted in three public places within Heber City, (d) the execution and recording of an annexation Agreement and Covenant Running With the Land in substantially the form attached hereto as Exhibit C, and (e) the respective changes have been properly noted and attested to in the official zone map as required per Section 18.20.010 of the Heber City Municipal Code.

ADOPTED AND PASSED by the City Council of Heber City, Utah, this 5th day of January, 2017, by the following vote:

	AYE	NAY
Council Member Jeffery M. Bradshaw	<u>X</u>	_____
Council Member Heidi Franco	<u>X</u>	_____
Council Member Kelleen L. Potter	<u>X</u>	_____
Council Member Jeffrey Smith	<u>X</u>	_____
Council Member Ronald R. Crittenden	<u>X</u>	_____

APPROVED:



Alan McDonald
Alan McDonald, Mayor

ATTEST:

Michelle K. Elvinge
RECORDER
(Seal)

Date of First Publishing: January 11, 2017

EXHIBIT A: DESCRIPTION

BEGINNING AT A POINT NORTH 00°25'09" EAST 2708.84 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 20°29'03" EAST 1018.03 FEET; THENCE NORTH 35°35'53" EAST 216.25 FEET, THENCE NORTH 73°08'21" EAST 526.45 FEET; THENCE SOUTH 37°33'32" WEST 1617.45 FEET TO THE POINT OF BEGINNING.

PROPERTY SERIAL NUMBERS

OWC-0605-0-028-035

OWC-0606-0-028-035

EXHIBIT B: ANNEXATION AGREEMENT

ANNEXATION AGREEMENT
AND
COVENANT RUNNING WITH THE LAND
(Red Ledges North West Annexation)

THIS AGREEMENT entered into this 19TH day of JANUARY, 2017, by and between Heber City, hereinafter referred to as "City" and the undersigned petitioners, as "Petitioner".

WHEREAS, the Petitioners have proposed annexation of 6.35 acres into Heber City; and

WHEREAS, the Planning Commission has reviewed the proposed annexation and has recommended approval of the proposed annexation with conditions.

NOW, THEREFORE, the parties hereby agree as follows:

1. Properties within the annexation area shall be zoned Planned Community (PC), consistent with the Heber City General Plan Land Use Map;
2. The annexation area shall be added and subject to the Red Ledges Master Plan.
3. The annexation area is subject to all agreements of the Red Ledges Master Plan, including but not limited to, the Inter-Local Agreement and associated amendments.
4. This Agreement contains the entire agreement between the parties, and no statement, promise or inducement made by either party hereto, or agent of either party hereto which is not contained in this written Agreement shall be valid or binding; and this Agreement may not be enlarged, modified or altered except in writing approved by the parties;
5. This Agreement shall be a covenant running with the land, and shall be binding upon the parties and their assigns and successors in interest. This Agreement shall be recorded with the Wasatch County Recorder;
6. In the event there is a failure to perform under this Agreement and it becomes reasonably necessary for either 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 prevailing party in the controversy shall be entitled to recover its reasonable attorney's fees incurred

by such party and, in addition, such reasonable costs and expenses as are incurred in enforcing this Agreement.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year this agreement was first above written.

DATED this 19TH day of JANUARY, 2017.

HEBER CITY:

By: [Signature]
Alan McDonald, Mayor



ATTEST:

[Signature]
Heber City Recorder

OWNER, RED LEDGES LAND DEVELOPMENT, INC.

By: [Signature]
Todd Cates, VP

STATE OF UTAH)
 : ss.
COUNTY OF WASATCH)

On this 19 day of January, 2017, personally appeared before me the above named owner, who duly acknowledged to me that he is the owner in fee and executed the same as such.

[Signature]
NOTARY PUBLIC



EXHIBIT A: PROPOSED ANNEXATION PLAT

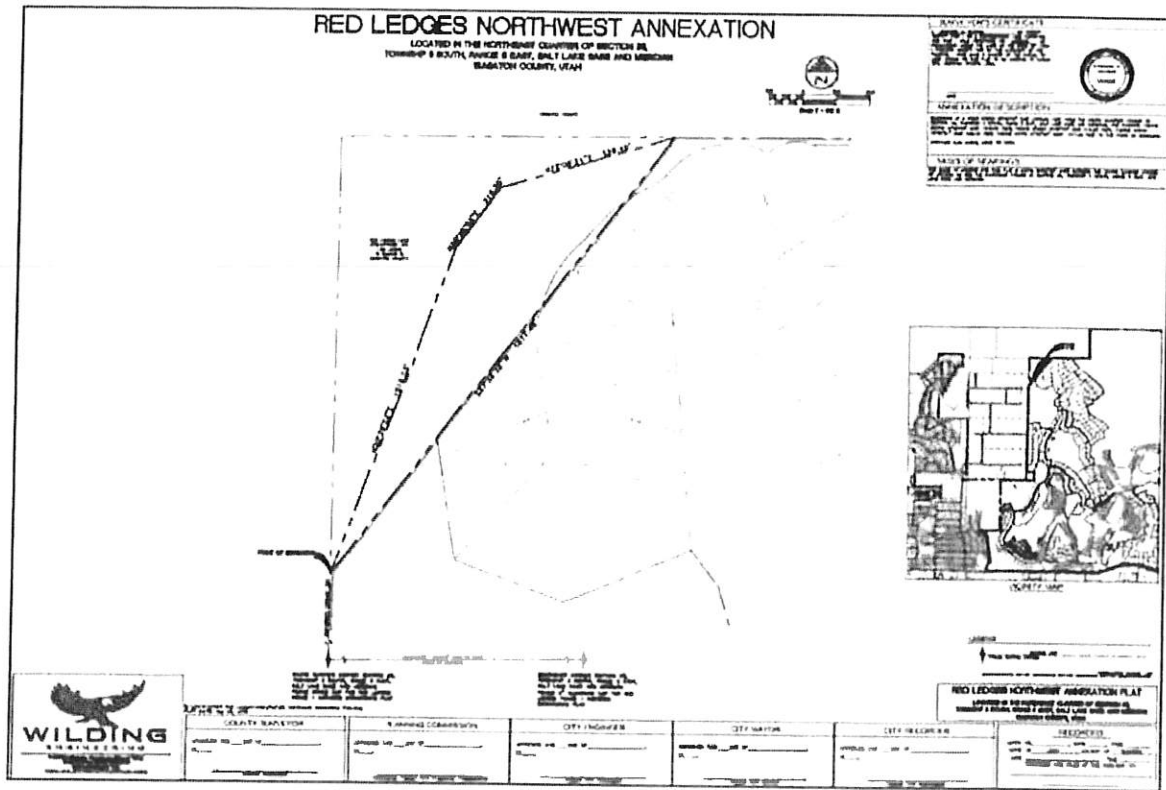


EXHIBIT B: LEGAL DESCRIPTION

BEGINNING AT A POINT NORTH 00°25'09" EAST 2708.84 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 20°29'03" EAST 1018.03 FEET; THENCE NORTH 35°35'53" EAST 216.25 FEET, THENCE NORTH 73°08'21" EAST 526.45 FEET; THENCE SOUTH 37°33'32" WEST 1617.45 FEET TO THE POINT OF BEGINNING.

EXHIBIT C: PROPERTY SERIAL NUMBERS

OWC-0605-0-028-035
 OWC-0606-0-028-035

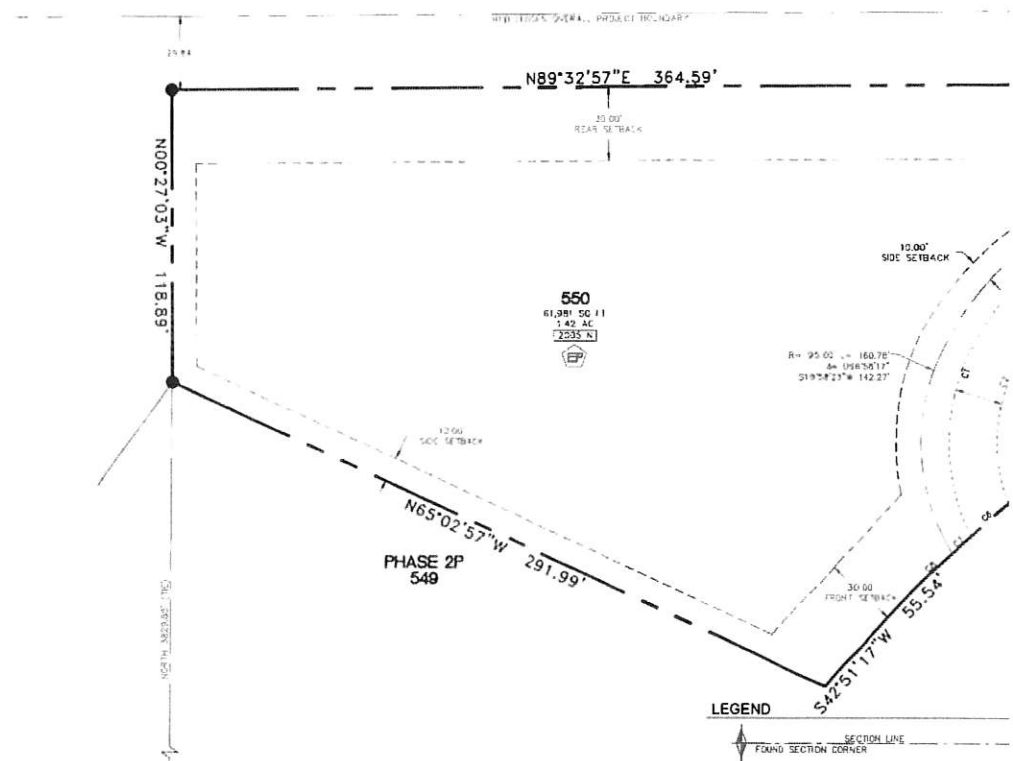
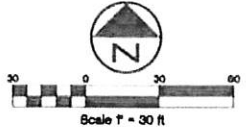
Exhibit 8: : Red Ledges Phase 2P-Lot 550 Amended

RED LEDGES PHASE 2P - LOT 550 AM

AMENDING, EXTENDING, AND VACATING A PORTION OF LOT 550, RED LEDGES PHASE
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE
 EAST, SALT LAKE BASE AND MERIDIAN
 WASATCH COUNTY, UTAH

NOTES

- ALL OF THE PROPERTY INCLUDED IN THIS PLAN IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RED LEDGES AND ANY AMENDMENTS HERETO ("DECLARATION") RECORDED IN THE OFFICE OF THE WASATCH COUNTY RECORDER IN HEBER CITY. THE USE OF ANY RED LEDGES LOT IS GOVERNED BY THE TERMS OF THE DECLARATION. PURSUANT TO THE DECLARATION, ALL LOT OWNERS WITHIN RED LEDGES COMMUNITY ARE MEMBERS OF THE RED LEDGES COMMUNITY ASSOCIATION, INC. ("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 GOVERNED BY ALL EASEMENTS AND USE RIGHTS SET FORTH IN THESE PLAN NOTES, ON THIS PLAN AND IN THE DECLARATION TO THE EXTENT PROVIDED HEREIN AND BY 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, WHOEVER 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" DESCRIBED 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 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 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 PLAN. 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 OF 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 THIN CREEKS SPECIAL SERVICE DISTRICT (10SSD) 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, THIN 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 LOT OWNER. GARAGES, 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, MAINTAIN 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 PLAN 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 RIGHTS OF WAY AND OPEN SPACES SHOWN ON THIS PLAN 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 PLAN. 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.
- THIN 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 SHOWN ON THIS PLAN 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 REMOVE OR REMOVE ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REMOVE 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 REQUIRED FEES AND CHARGES ASSOCIATED THEREWITH. OWNERSHIP OF A RESIDENCE OR HOME SITE IN RED LEDGES DOES NOT GIVE ANY VESTED RIGHT OR EASEMENT, PRESCRIPTION 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.



LEGEND

- FOUND SECTION CORNER
- SECTION LINE
- REBAR AND CAP (TO BE SET) (WILDING ENGINEERING)
- PROPOSED LOT LINE
- BUILDING SETBACKS:
 - FRONT: 30 FEET
 - REAR: 30 FEET
 - SIDE: 24 FEET TOTAL WITH NO LESS THAN 10 FEET ON EACH SIDE

NOTE:
 -REAR LOT CORNERS TO BE SET WITH WILDING ENGINEERING
 -FRONT LOT CORNERS TO BE SET WITH INSET IN CURB AT PROPERTY LINE

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

SOUTHEAST 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

C:\DATA\10093 Red Ledges\dwg\Plot\46 Phase 2P Plat - Lot 550 amended.dwg
 PLOT DATE: Mar 07, 2023

WILDING ENGINEERING

14751 SOUTH HERITAGE CREST WAY
 SALT LAKE CITY, UT 84119
 801.883.8112
 WWW.WILDINGENGINEERING.COM

COUNTY SURVEYOR	APPROVAL AS TO FORM	APPROVAL AS TO FORM
APPROVED AS TO FORM ON THIS _____ DAY OF _____, 20____	APPROVED ON: _____ THIS _____ DAY OF _____, 20____	APPROVED AS TO FORM ON: _____ THIS _____ DAY OF _____, 20____
_____ COUNTY SURVEYOR	_____ TWIN CREEKS SPECIAL SERVICE DISTRICT MANAGER	_____ HEBER CITY MAYOR
		_____ ATTESTED BY HEBER CITY RECORDER