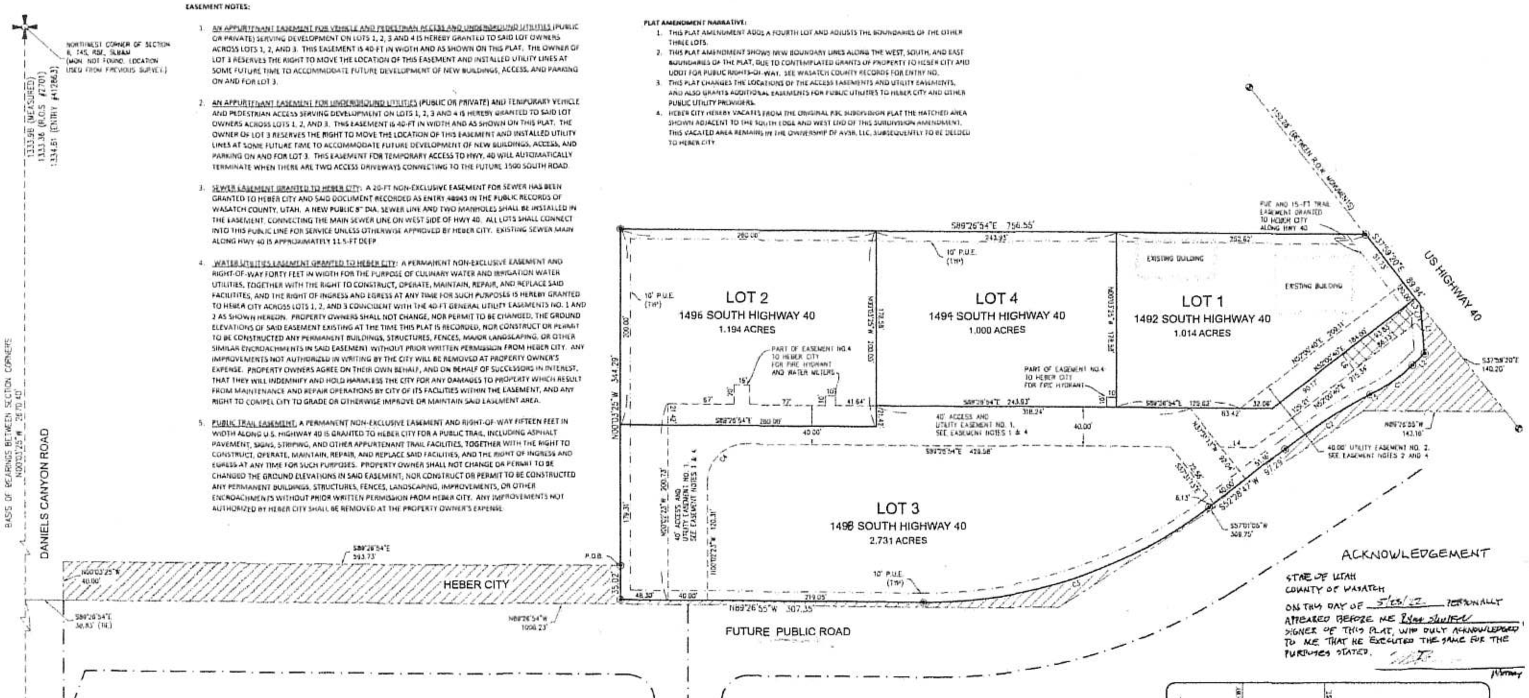
R3C SUBDIVISION AMENDED

LOCATED IN THE NORTHWEST 1/4 OF SECTION 8,
TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAIN



EASEMENT NOTES:

1. AN APPURTENANT EASEMENT FOR VEHICLE AND PEDESTRIAN ACCESS AND UNDERGROUND UTILITIES (PUBLIC OR PRIVATE) SERVING DEVELOPMENT ON LOTS 1, 2, 3 AND 4 IS HEREBY GRANTED TO SAID LOT OWNERS ACROSS LOTS 1, 2, AND 3. THIS EASEMENT IS 40-FT IN WIDTH AND AS SHOWN ON THIS PLAT. THE OWNER OF LOT 3 RESERVES THE RIGHT TO MOVE THE LOCATION OF THIS EASEMENT AND INSTALLED UTILITY LINES AT SOME FUTURE TIME TO ACCOMMODATE FUTURE DEVELOPMENT OF NEW BUILDINGS, ACCESS, AND PARKING ON AND FOR LOT 3.
2. AN APPURTENANT EASEMENT FOR UNDERGROUND UTILITIES (PUBLIC OR PRIVATE) AND TEMPORARY VEHICLE AND PEDESTRIAN ACCESS SERVING DEVELOPMENT ON LOTS 1, 2, 3 AND 4 IS HEREBY GRANTED TO SAID LOT OWNERS ACROSS LOTS 1, 2, AND 3. THIS EASEMENT IS 40-FT IN WIDTH AND AS SHOWN ON THIS PLAT. THE OWNER OF LOT 3 RESERVES THE RIGHT TO MOVE THE LOCATION OF THIS EASEMENT AND INSTALLED UTILITY LINES AT SOME FUTURE TIME TO ACCOMMODATE FUTURE DEVELOPMENT OF NEW BUILDINGS, ACCESS, AND PARKING ON AND FOR LOT 3. THIS EASEMENT FOR TEMPORARY ACCESS TO HWY. 40 WILL AUTOMATICALLY TERMINATE WHEN THERE ARE TWO ACCESS DRIVEWAYS CONNECTING TO THE FUTURE 1500 SOUTH ROAD.
3. SEWER EASEMENT GRANTED TO HEBER CITY: A 20-FT NON-EXCLUSIVE EASEMENT FOR SEWER HAS BEEN GRANTED TO HEBER CITY AND SAID DOCUMENT RECORDED AS ENTRY 48843 IN THE PUBLIC RECORDS OF WASATCH COUNTY, UTAH. A NEW PUBLIC 8" DIA. SEWER LINE AND TWO MANHOLES SHALL BE INSTALLED IN THE EASEMENT, CONNECTING THE MAIN SEWER LINE ON WEST SIDE OF HWY 40. ALL LOTS SHALL CONNECT INTO THIS PUBLIC LINE FOR SERVICE UNLESS OTHERWISE APPROVED BY HEBER CITY. EXISTING SEWER MAIN ALONG HWY 40 IS APPROXIMATELY 11.5-FT DEEP.
4. WATER UTILITIES EASEMENT GRANTED TO HEBER CITY: A PERMANENT NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FORTY FEET IN WIDTH FOR THE PURPOSE OF CULINARY WATER AND IRRIGATION WATER UTILITIES, TOGETHER WITH THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REPLACE SAID FACILITITES, AND THE RIGHT OF INGRESS AND EGRESS AT ANY TIME FOR SUCH PURPOSES IS HEREBY GRANTED TO HEBER CITY ACROSS LOTS 1, 2, AND 3 COINCIDENT WITH THE 40 FT GENERAL UTILITY EASEMENTS NO. 1 AND 2 AS SHOWN HEREON. PROPERTY OWNERS SHALL NOT CHANGE, NOR PERMIT TO BE CHANGED, THE GROUND ELEVATIONS OF SAID EASEMENT EXISTING AT THE TIME THIS PLAT IS RECORDED, NOR CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY PERMANENT BUILDINGS, STRUCTURES, FENCES, MAJOR LANDSCAPING, OR OTHER SIMILAR ENCROACHMENTS IN SAID EASEMENT WITHOUT PRIOR WRITTEN PERMISSION FROM HEBER CITY. ANY IMPROVEMENTS NOT AUTHORIZED IN WRITING BY THE CITY WILL BE REMOVED AT PROPERTY OWNER'S EXPENSE. PROPERTY OWNERS AGREE ON THEIR OWN BEHALF, AND ON BEHALF OF SUCCESSORS IN INTEREST, THAT THEY WILL INDEMNIFY AND HOLD HARMLESS THE CITY FOR ANY DAMAGES TO PROPERTY WHICH RESULT FROM MAINTENANCE AND REPAIR OPERATIONS BY CITY OF ITS FACILITIES WITHIN THE EASEMENT, AND ANY RIGHT TO COMPEL CITY TO GRADE OR OTHERWISE IMPROVE OR MAINTAIN SAID EASEMENT AREA.
5. PUBLIC TRAIL EASEMENT: A PERMANENT NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FIFTEEN FEET IN WIDTH ALONG U.S. HIGHWAY 40 IS GRANTED TO HEBER CITY FOR A PUBLIC TRAIL, INCLUDING ASPHALT PAVEMENT, SIGNS, STRIPING, AND OTHER APPURTENANT TRAIL FACILITIES, TOGETHER WITH THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, AND REPLACE SAID FACILITIES, AND THE RIGHT OF INGRESS AND EGRESS AT ANY TIME FOR SUCH PURPOSES. PROPERTY OWNER SHALL NOT CHANGE OR PERMIT TO BE CHANGED THE GROUND ELEVATIONS IN SAID EASEMENT, NOR CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY PERMANENT BUILDINGS, STRUCTURES, FENCES, LANDSCAPING, IMPROVEMENTS, OR OTHER ENCROACHMENTS WITHOUT PRIOR WRITTEN PERMISSION FROM HEBER CITY. ANY IMPROVEMENTS NOT AUTHORIZED BY HEBER CITY SHALL BE REMOVED AT THE PROPERTY OWNER'S EXPENSE.

PLAT AMENDMENT NARRATIVE:

1. THIS PLAT AMENDMENT ADDS A FOURTH LOT AND ADJUSTS THE BOUNDARIES OF THE OTHER THREE LOTS.
2. THIS PLAT AMENDMENT SHOWS NEW BOUNDARY LINES ALONG THE WEST, SOUTH, AND EAST BOUNDARIES OF THE PLAT, DUE TO CONTEMPLATED GRANTS OF PROPERTY TO HEBER CITY AND UDOT FOR PUBLIC RIGHTS-OF-WAY. SEE WASATCH COUNTY RECORDS FOR ENTRY NO.
3. THIS PLAT CHANGES THE LOCATIONS OF THE ACCESS EASEMENTS AND UTILITY EASEMENTS, AND ALSO GRANTS ADDITIONAL EASEMENTS FOR PUBLIC UTILITIES TO HEBER CITY AND OTHER PUBLIC UTILITY PROVIDERS.
4. HEBER CITY HEREBY VACATES FROM THE ORIGINAL R3C SUBDIVISION PLAT THE HATCHED AREA SHOWN ADJACENT TO THE SOUTH EDGE AND WEST END OF THIS SUBDIVISION AMENDMENT. THIS VACATED AREA REMAINS IN THE OWNERSHIP OF AVSB, LLC, SUBSEQUENTLY TO BE DEEDED TO HEBER CITY.

PLAT NOTES REGARDING FUTURE DEVELOPMENT OF THE LOTS:

1. A DETAILED SITE IMPROVEMENT PLAN SHALL BE PREPARED FOR EACH LOT UPON APPLICATION FOR COMMERCIAL DEVELOPMENT.
2. EXCEPTING THE TWO EXISTING POWER POLES AT THE NORTHEAST AREA OF LOT 1, ALL OVERHEAD POWER AND COMMUNICATION LINES ON THE LOTS SHALL BE RELOCATED UNDERGROUND WHEN THE LOTS ARE DEVELOPED.
3. UPON DEVELOPMENT OF THESE LOTS, INDEPENDENT CULINARY WATER CONNECTIONS TO THE MAIN WATER LINE LOOPING THROUGH THE SUBDIVISION ARE TO BE INSTALLED BY PROPERTY OWNERS PER HEBER CITY STANDARDS. PUBLIC FIRE HYDRANTS ARE ALSO REQUIRED.
4. UPON DEVELOPMENT OF THESE LOTS, PRIVATE IRRIGATION CONNECTIONS TO THE MAIN IRRIGATION LINE (AT THE 1500 SOUTH ENTRANCE) WILL BE REQUIRED TO BE INSTALLED BY PROPERTY OWNERS PER CITY STANDARDS.
5. UPON DEVELOPMENT OF THESE LOTS, PRIVATE SEWER LATERALS SHALL BE INSTALLED TO EACH LOT BY THE PROPERTY OWNERS PER CITY STANDARDS, CONNECTING TO THE PUBLIC SEWER MANHOLE ON THE WEST SIDE OF U.S. HWY 40.
6. A DETAILED STORM WATER REPORT AND PLAN SHALL BE PREPARED FOR EACH LOT UPON APPLICATION FOR COMMERICAL DEVELOPMENT. ALL STORM WATER RUNOFF FOR EACH LOT SHALL BE RETAINED ON SITE. SOIL PERCOLATION TESTS WILL BE REQUIRED AND INCLUDE A MIN. SAFETY FACTOR OF TWO FOR THE SOIL PERCOLATION RATE.

LEGEND

- SUBDIVISION EXTERIOR CORNER
- RIGHT OF WAY MONUMENT
- PROPERTY BOUNDARY
- 10' PUBLIC UTILITY EASEMENT
- FUTURE PUBLIC ROAD R/W
- AREA TO BE VACATED FROM R3C SUBDIVISION SEE PLAT AMENDMENT NARRATIVE NOTE 4.
- 20' HEBER CITY SEWER EASEMENT SEE EASEMENT NOTE 3

CURVE TABLE

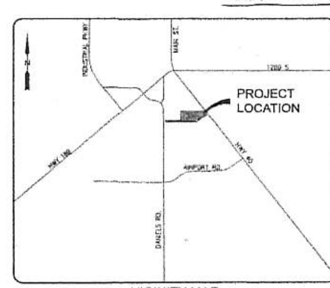
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	165.00'	47.87'	16°37'19"	47.70'	S53°56'22"W
C2	602.00'	102.71'	9°46'33"	102.58'	S37°21'47"W
C3	469.00'	311.84'	38°04'19"	305.94'	S71°30'38"W
C4	40.02'	63.24'	90°35'29"	56.86'	N45°16'21"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S04°49'48"E	50.57'
L2	S45°37'41"W	17.06'
L3	S37°59'23"E	8.21'
L4	S89°26'54"E	33.97'
L5	N82°15'04"E	4.46'
L6	S37°59'20"E	20.00'
L7	S04°49'48"E	14.08'

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WASATCH
ON THIS DAY OF 5/23/22 PERSONALLY APPEARED BEFORE ME Ryan Shuffl SIGNER OF THIS PLAT, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES STATED.
Notary



VICINITY MAP

BOUNDARY DESCRIPTION

BEGINNING N00°03'25"W 952.09 FEET ALONG THE SECTION LINE AND S89°26'54"E 38.83 FEET AND N00°03'25"W 40.00 FEET AND S89°26'54"E 593.73 FEET FROM THE WASATCH COUNTY MONUMENT FOR THE WEST 1/4 CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN;
AND RUNNING THENCE N00°03'25"W 344.29 FEET; THENCE S89°26'54"E 756.55 FEET; THENCE S37°59'20"E 88.94 FEET; THENCE S04°49'48"E 50.57 FEET; THENCE S45°37'41"W 17.09 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 165.00 FEET; THENCE 47.87 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°37'19", WITH A CHORD BEARING AND DISTANCE OF S53°56'22"W 47.70 FEET; THENCE S62°15'04"W 4.46 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 602.00 FEET; THENCE 102.71 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°46'33", WITH A CHORD BEARING AND DISTANCE OF S37°21'47"W 102.58 FEET; THENCE S52°28'47"W 97.29 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 469.00 FEET; THENCE 311.84 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°04'19", WITH A CHORD BEARING AND DISTANCE OF S71°30'38"W 305.94 FEET; THENCE N89°26'55"W 307.35 FEET; THENCE N00°03'25"W 35.02 FEET TO THE POINT OF BEGINNING.
CONTAINING 5.938 ACRES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°03'25" WEST BETWEEN TWO COUNTY MONUMENTS LOCATED AT THE WEST 1/4 CORNER AND THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH UTAH STATE PLANE COORDINATE SYSTEM 1983 CENTRAL ZONE BEARINGS.

SURVEYOR'S CERTIFICATE

IN ACCORDANCE WITH SECTION 10-9a-603 OF THE UTAH CODE, I, KEVIN M. BALLS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 11207308 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT.

I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THE PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE, AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

Kevin M. Balls — 03/28/2022
KEVIN M. BALLS, PROFESSIONAL LAND SURVEYOR — DATE

OWNER'S DEDICATION AND CONSENT TO RECORD

THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAS CAUSED THE SAME TO BE REPLATTED AS SHOWN HEREON AND CONSENTS TO THE RECORDATION. THE UNDERSIGNED OWNER ALSO HEREBY CONVEYS TO ALL PUBLIC UTILITY COMPANIES THE PERPETUAL, NON-EXCLUSIVE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND UTILITY LINES AND FACILITIES. THE OWNER ALSO HEREBY GRANTS TO HEBER CITY THE SEWER EASEMENT AND WATER UTILITIES EASEMENTS, AND ALSO GRANTS TO FUTURE LOT OWNERS THE PRIVATE UTILITIES AND ACCESS EASEMENTS, ALL AS SHOWN AND NOTED HEREON.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS DAY OF 3/29/2022

FOR LOTS 1, 3, AND FOR AVSB, LLC. OF 1492 SOUTH HWY 40, HEBER CITY, UT 84032
PRINTED NAME: CLAY R. COLEMAN
CAPACITY: OWNER

FOR LOT 2 RL'S METAL RESTORATIONS LLC
PRINTED NAME: Ryan Shuffl
CAPACITY: owner

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF WASATCH
ON THIS DAY MARCH 29, 2022 PERSONALLY APPEARED BEFORE ME CLAY COLEMAN AS SIGNER OF THE WITHIN INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES STATED.
NOTARY PUBLIC
On 5/23/22 Ryan Shuffl appeared before me. — Notary Public

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF HEBER CITY, WASATCH COUNTY, UTAH, APPROVES THIS SUBDIVISION AMENDMENT AND PLAT VACATION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC USE OF THE PUBLIC THIS DAY OF May 17, 2022 2022.
MAYOR PRO-TEM | RYAN STACK
CLERK-RECORDER

ACCEPTANCE BY LAND USE AUTHORITY

THE LAND USE AUTHORITY OF HEBER CITY, WASATCH COUNTY, UTAH, APPROVES THIS SUBDIVISION PLAT AMENDMENT SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS DAY OF May 8 2022
ANTHONY KOHLER, PLANNING DIRECTOR

HEBER CITY ENGINEER APPROVAL

Russell Funk
CITY ENGINEER — DATE

WASATCH COUNTY SURVEYOR

APPROVED AS TO FORM ON THIS DAY OF 12th of April 2022
ROS # 3280
COUNTY SURVEYOR

WASATCH COUNTY RECORDER

ENTRY # 519925 DATE: 05-23-2022 TIME: 11:39AM
FEE: $58.00 BOOK 1410 PAGE: 162 FOR: SUMMIT ENGINEERING GROUP INC
BY: TC WASATCH COUNTY RECORDER MARCY M. MURRAY

PROJECT	PREPARED FOR			DRAWN BY: MPJ
L21-209	AVSB, LLC	R3C SUBDIVISION AMENDED	LOCATED IN THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SLB&M	REVIEWED BY: KMB
SHEET 1 OF 1	PROJECT: A COMMERCIAL SMALL SUBDIVISION PLAT		WASATCH COUNTY, UTAH	SCALE: 1" = 60' ISSUE DATE: 03/25/2022

Summit Engineering Group Inc.
Structural • Civil • Surveying