



SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 4857264, 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 tract of land shown on this plat and described hereon, and have combined the tract of land into a single lot, together with easements, hereafter to be known as STAR HARBOUR ESTATES THIRD AMENDED-AMENDING LOT B and that the same has been correctly surveyed and monumented on the ground as shown on this survey.

LEGAL DESCRIPTION

Lot B, Utilities Easement Star Harbour Estates Amended Subdivision, according to the official plat thereof file of record in the office of the Wasatch County Recorder.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that REDUS Park City LLC, a Delaware limited liability company, the undersigned owner of the herein described tract of land to be known hereafter as STAR HARBOUR ESTATES THIRD AMENDED-AMENDING LOT B, does hereby certify that it has caused this Plat to be prepared, and does hereby consent to the recordation of this Plat.

ALSO, the owner or its representative, hereby irrevocably offers for dedication all the easements and required utilities and easements shown on the plat in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set his hand this 23rd day of August, 2022.

REDUS Park City LLC,
a Delaware limited liability company

By: REDUS Properties, Inc.
a Delaware corporation, its Manager

By: David Ash, Sr. Vice President

ACKNOWLEDGMENT

State of California
County of Contra Costa

On this 23rd day of August, 2022, David Ash personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say the he is the Sr. Vice President of Redus Properties, Inc., a Delaware corporation, and that said document was signed by him on behalf of said corporation by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed STAR HARBOUR ESTATES THIRD AMENDED-AMENDING LOT B.

Notary Public

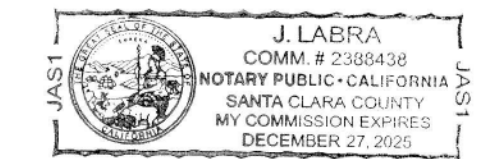
Jennifer Labra

Printed Name

Residing in: Alamo, CA.

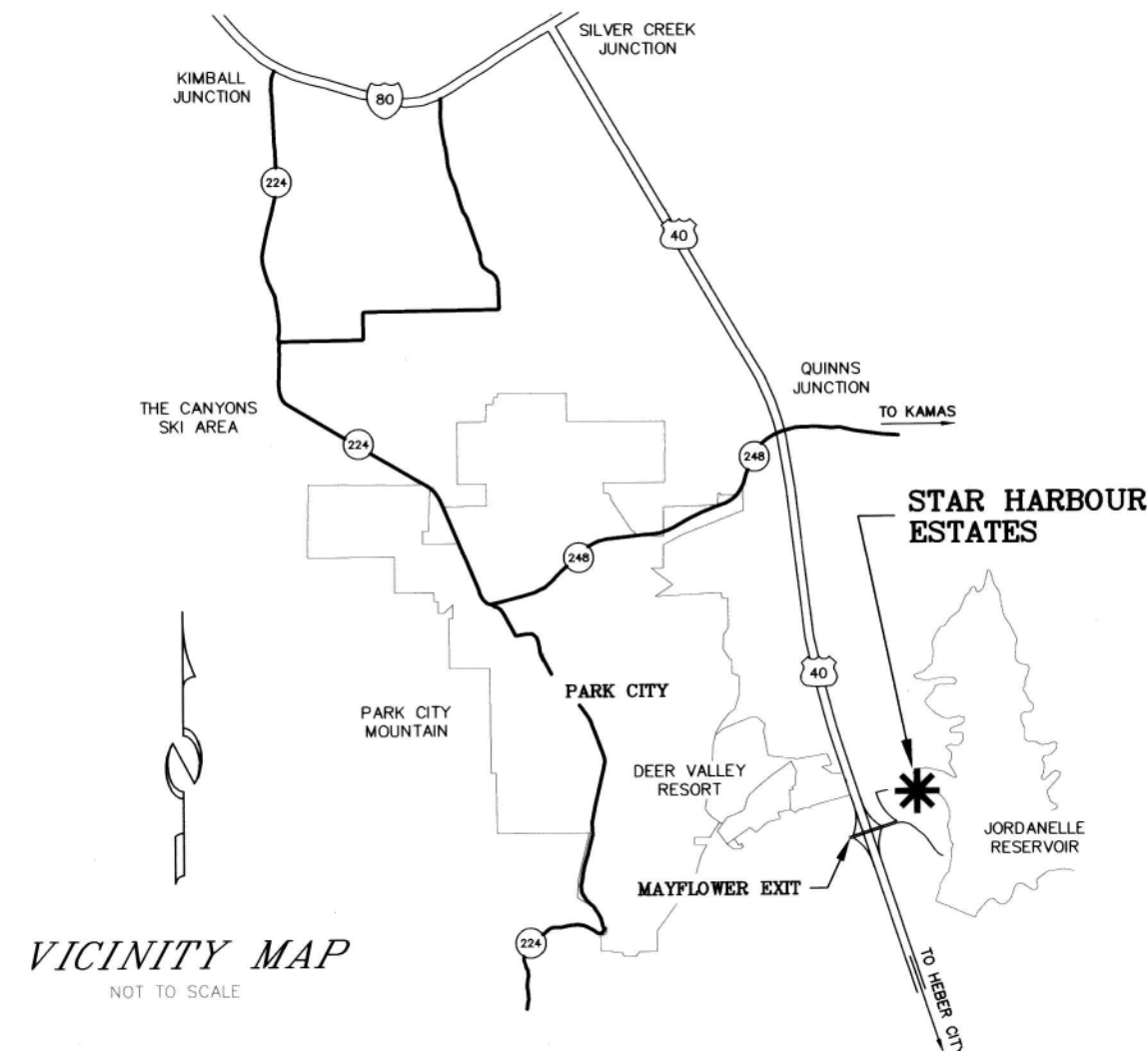
My commission expires: 12/27/2025

Commission No. 2386438



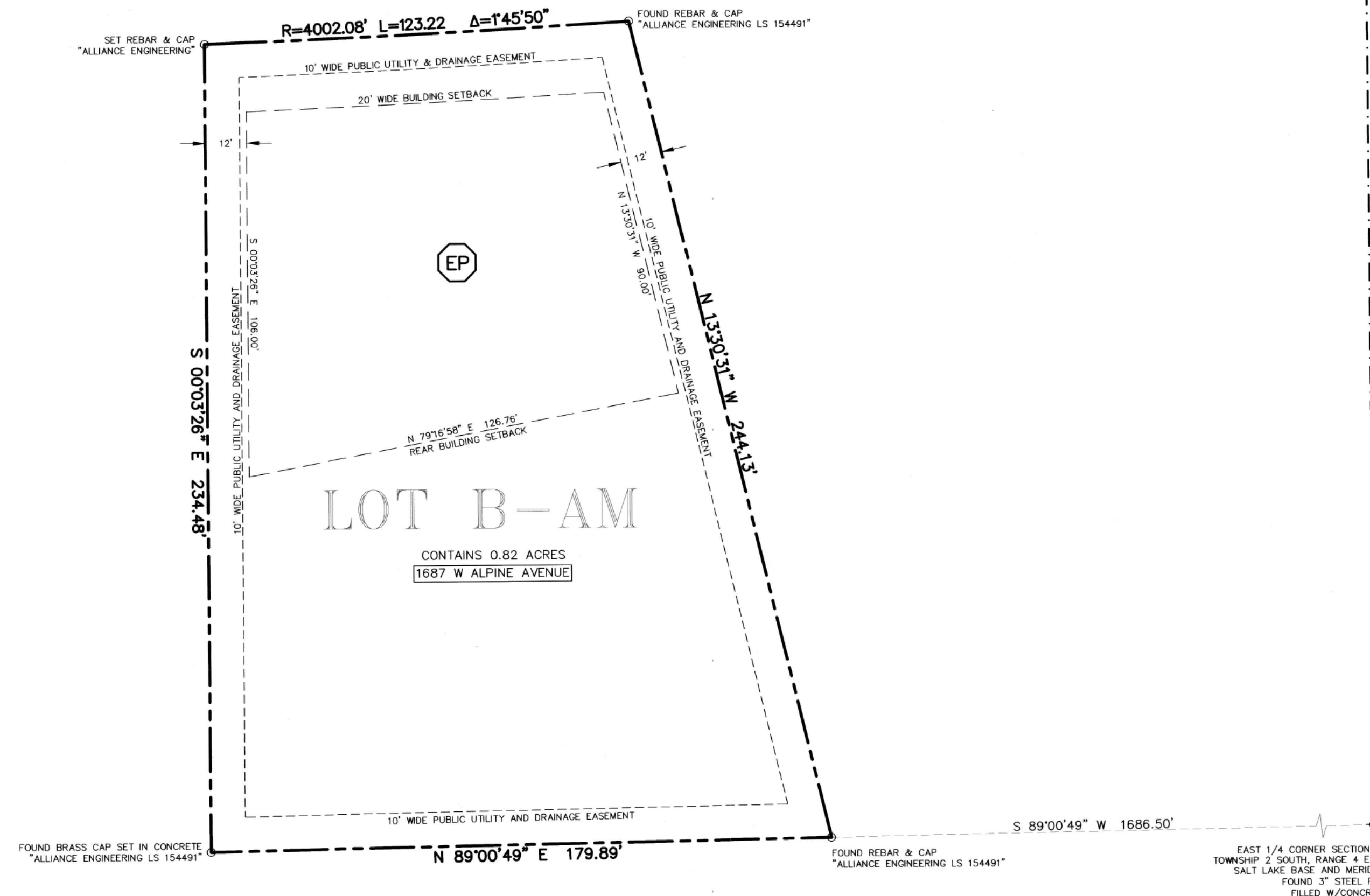
NOTES

- Typical building setbacks shall be as follows:
Front-20 feet
Side-12 feet
Rear-See drawing for details
- All Conditions of Approval of First Amended Star Harbour Estates, recorded August 14, 2001, as Entry No. 235915 in the Office of the Recorder, Wasatch County, Utah, shall continue to apply and remain in full force and effect.
- This plat amendment removes the 40-foot wide UPL easement as shown on Lot B of the First Amended Star Harbour Estates, recorded August 14, 2001, as Entry No. 235915 in the Office of the Recorder, Wasatch County, Utah and creates a single family lot of record. The Release of Easement affecting Lot B was recorded May 5, 2005, as Entry No. 282741.
- A Grant of Easement in favor of Mountain States Telephone and Telegraph Co. was recorded October 24, 1932, as Entry No. 49417 in Book 4 at Page 233 in the Office of the Recorder, Wasatch County, Utah. This is a blanket easement and no precise location is given.
- Refer to Record of Survey #3598.
- Irrigation on this lot shall be limited to no more than 0.15 acres.
- Ejector pump required for sewer lateral service to Lot B-AM.
- Lot B-AM SHALL BE SUBJECT TO THE STAR HARBOUR ESTATES CC&S AS A SINGLE FAMILY RESIDENCE.



VICINITY MAP
NOT TO SCALE

ALPINE AVENUE



SUBJECT PROPERTY

SITE LOCATION MAP
SCALE: 1"=200'

STAR HARBOUR ESTATES THIRD AMENDED-AMENDING LOT B

A SUBDIVISION LOCATED IN THE NORTH HALF OF
SECTION 24, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
WASATCH COUNTY, UTAH

SHEET 1 OF 1

JOB NO.: 9-8-20 FILE: X:\Jordanelle\dwg\sr\plat2020\090820.dwg

WASATCH COUNTY PLANNING COMMISSION Approved this <u>9</u> day of <u>SEPTEMBER</u> , 2022, by the Wasatch County Planning Commission. <u>Charles R. Surscher</u> Chairman, Planning Commission	WASATCH COUNTY PUBLIC WORKS Approved this <u>8th</u> day of <u>September</u> , 2022. <u>[Signature]</u> Director, Public Works	WASATCH COUNTY ENGINEERING DEPARTMENT Approved this <u>6th</u> day of <u>OCTOBER</u> , 2022. <u>[Signature]</u> Director, Engineering Department	WASATCH COUNTY SHERIFF'S DEPARTMENT Approved this <u>16th</u> day of <u>September</u> , 2022. <u>[Signature]</u> Sheriff	WASATCH COUNTY SOLID WASTE Approved this <u>15</u> day of <u>Sept</u> , 2022. <u>[Signature]</u> Director, Solid Waste	JORDANELLE SPECIAL SERVICE DISTRICT AND SPECIAL IMPROVEMENT DISTRICT Approved this <u>11th</u> day of <u>October</u> , 2022. <u>[Signature]</u> Director	APPROVAL AS TO FORM Approved this <u>6th</u> day of <u>Sept</u> , 2022. <u>[Signature]</u> Wasatch County Attorney
ADMINISTRATIVE BODY The County of Wasatch approves this subdivision and hereby accepts the dedication of all streets, easements, and other parcels of land intended for public purposes for the perpetual use of the public, this <u>9</u> day of <u>March</u> , 2023. <u>[Signature]</u> County Executive <u>[Signature]</u> County Clerk	WASATCH COUNTY HEALTH DEPARTMENT Approved this <u>12th</u> day of <u>October</u> , 2022. <u>[Signature]</u> Director, County Health Department	WASATCH COUNTY FIRE MARSHAL Approved this <u>20</u> day of <u>September</u> , 2022. <u>[Signature]</u> Fire Marshal	WASATCH COUNTY WEED BOARD Approved this <u>17th</u> day of <u>September</u> , 2022. <u>[Signature]</u> Director	WASATCH COUNTY PLANNING OFFICE Approved this <u>21st</u> day of <u>Feb</u> , 2022, by the Wasatch County Planning Director. <u>[Signature]</u> Planning Director	WASATCH COUNTY SURVEYOR'S CERTIFICATE I hereby certify that this office has examined this plat and it is correct in accordance with information on file in this office. Dated this <u>31st</u> day of <u>August</u> , 2022. <u>[Signature]</u> Wasatch County Surveyor	RECORDED STATE OF UTAH, COUNTY OF WASATCH, AND FILED AT THE REQUEST OF <u>REDUS PARK CITY LLC</u> DATE <u>14-MAR-2023</u> TIME <u>1:40 PM</u> BOOK <u>1436</u> PAGE <u>1200</u> FEE <u>852.00</u> RECORDER <u>MARCY M. MURRAY</u> ENTRY NO. <u>530473</u>