

VICINITY MAP  
N.T.S.

**LEGEND**

- BOUNDARY
- SECTION LINE
- - - EASEMENT
- - - RIGHT-OF-WAY LINE
- - - CENTERLINE
- - - BUILDING SETBACK
- - - EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- EXIST. STREET MONUMENT
- (XX.XX) EASEMENT LABEL

- NOTES**
- ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENTS SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
  - ALL COMMON AREAS AND STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
  - THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
  - THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
  - ALL LOTS TO SHARE ONE (1) COMMON 2" IRRIGATION METER INSTALLED IN LOT 101. ALL LOTS TO HAVE ACCESS TO THE LINE AND METER.
  - NO ACCESS SHALL BE PERMITTED TO CONNECT TO OAKBROOKE DRIVE WITH THE EXCEPTION OF THE EXIST. ROUNDABOUT ACCESS CENTERED BETWEEN LOTS 101 AND 104.
  - NO ACCESS SHALL BE PERMITTED TO CONNECT TO CANAL BOULEVARD FROM LOTS 101 OR 102 WITH THE EXCEPTION OF THE PERMITTED RIGHT-IN RIGHT-OUT CENTERED ON THE PROPERTY LINE OF LOTS 101 AND 102.
  - NO ACCESS SHALL BE PERMITTED FROM NORTH COUNTY BOULEVARD.
  - ALL LOTS SHALL HAVE ACCESS TO THE ROUNDABOUT ACCESS OFF OF OAKBROOKE DRIVE AND THE RIGHT-IN RIGHT-OUT ACCESS OFF OF COUNTY BOULEVARD.

THERE ARE CONDITIONS OF APPROVAL ATTACHED TO THIS SUBDIVISION WHICH ARE INDICATED ON THIS PLAT. THESE CONDITIONS HAVE ALSO BEEN RECORDED WITH THIS SUBDIVISION. POTENTIAL BUYERS ARE REQUESTED TO READ THESE CONDITIONS CAREFULLY AND OBTAIN A COPY OF THESE CONDITIONS AND RESTRICTIONS PRIOR TO PURCHASING OR CONTRACTING TO PURCHASE ANY LOTS WITHIN THIS SUBDIVISION. THESE CONDITIONS ARE BINDING AND HAVE BEEN IMPOSED BY THE LEGISLATIVE BODY OF HIGHLAND CITY. A COPY OF THESE CONDITIONS MAY BE OBTAINED THROUGH THE UTAH COUNTY RECORDER'S OFFICE OR THE HIGHLAND CITY RECORDER'S OFFICE. IN ADDITION, HIGHLAND CITY HAS APPROVED ZONING LAWS THROUGH A LEGALLY BINDING DEVELOPMENT CODE. IT IS THE RESPONSIBILITY OF THE BUYER TO DO THEIR DUE DILIGENCE IN OBTAINING ALL ACCURATE INFORMATION AND/OR REGULATIONS THAT MAY DIRECTLY OR INDIRECTLY AFFECT THE USE OF PROPERTY PRIOR TO PURCHASING OR CONTRACTING TO PURCHASE ANY PROPERTY ANYWHERE. SOME OF THE SIGNIFICANT ORDINANCES AND CONDITIONS OF APPROVAL CONVEYED ON THIS PROPERTY BY THE LEGISLATIVE BODY OF HIGHLAND CITY ARE AS FOLLOWS:

- LANDSCAPING AND CONSTRUCTION MATERIALS OF ANY TYPE ARE NOT PERMITTED UPON OR WITHIN THE STREET, CURB AND GUTTER, OR SIDEWALK (STREET RIGHT-OF-WAY) WITH THE EXCEPTION OF THE PARKSTRIP WHICH REQUIRED 75% TO BE LANDSCAPED.
- HIGHLAND CITY ORDINANCES RESTRICT HEIGHT OF FOUNDATIONS ABOVE CURB. IT IS THE RESPONSIBILITY OF THE BUYER TO CONTACT THE CITY PRIOR TO PURCHASING ANY LOT. THIS RESTRICTION APPLIES TO ALL LOTS IN THIS SUBDIVISION.

OWNER/DEVELOPER  
RIDGEVIEW RETAIL I, LC  
101 SOUTH 200 EAST, #200  
SALT LAKE CITY, UTAH 84111  
(801) 521-4781  
CONTACT: SPENCER MOFFAT

PREPARED BY  
**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6949 S. HIGH TECH DRIVE, #200  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
www.focusutah.com

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06/28/2021

**Easement Curve Table**

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C2)	240.00	006°36'47"	27.70	S03°23'02.83"E	27.685
(C3)	125.00	004°45'19"	10.37	N13°53'45.17"W	10.371
(C4)	180.00	030°33'21"	95.99	N00°59'44.09"W	94.860
(C5)	125.00	003°12'05"	6.98	N12°40'53.92"E	6.983
(C6)	260.00	006°36'47"	30.01	S03°23'02.83"E	29.992

**Monument Table**

Point #	Northing	Easting
1	10000.000	10000.000
2	12664.157	9995.208
3	11157.023	9533.056

**Easement Line Table**

LINE	DIRECTION	LENGTH
(L1)	S45°04'40"E	5.86
(L2)	S44°55'20"W	10.73
(L3)	S51°12'41"E	4.25
(L4)	S44°55'20"W	10.76

# RIDGEVIEW RETAIL I

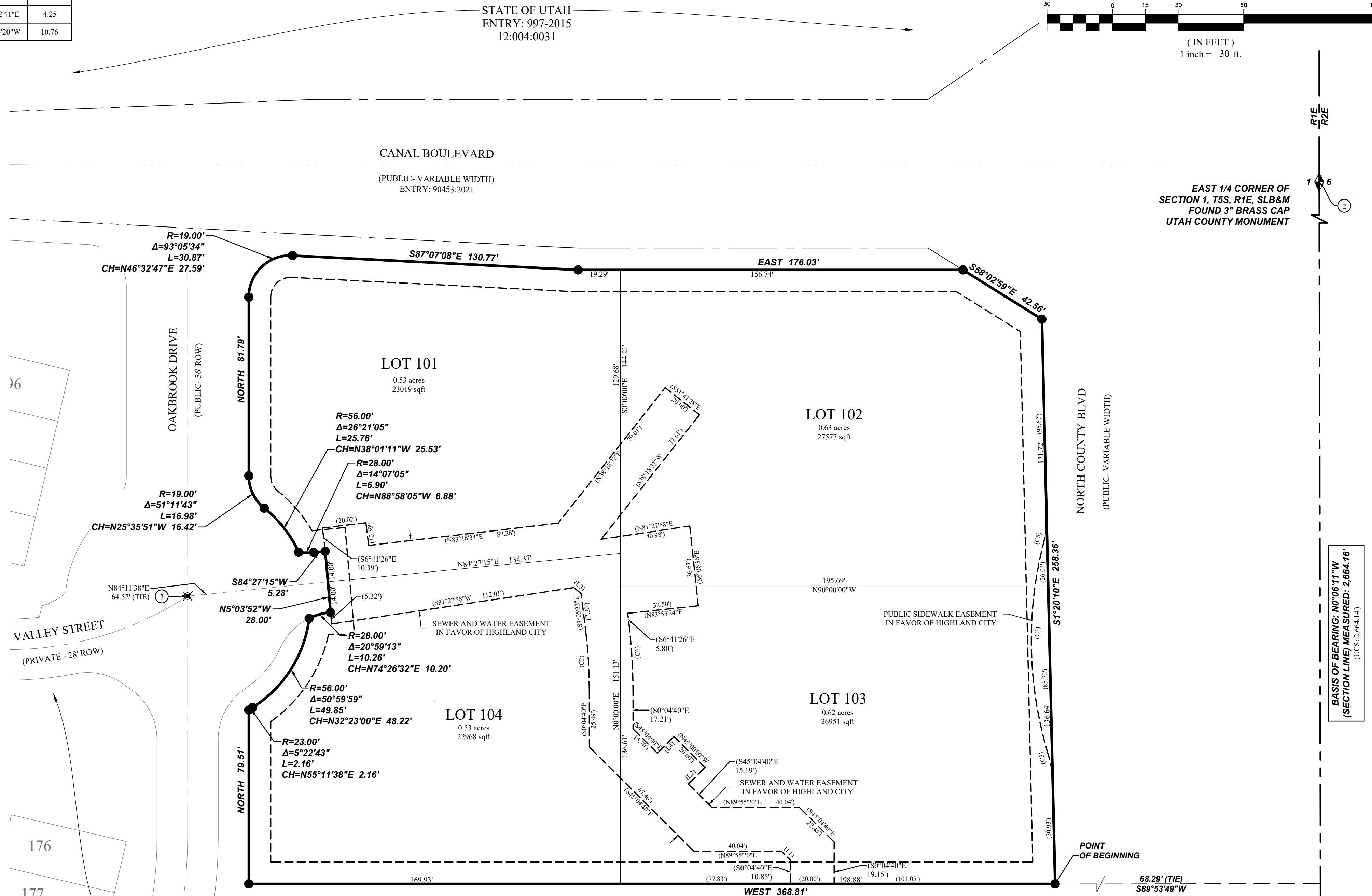
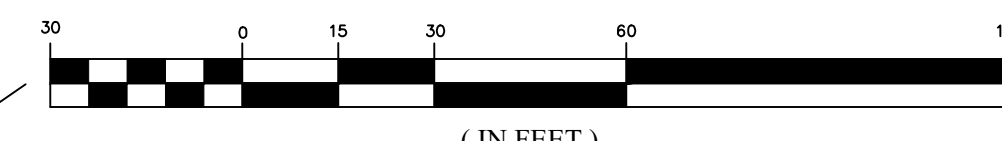
## PLANNED UNIT DEVELOPMENT

LOCATED IN THE SE1/4 OF SECTION 1, T5S, R1E, SALT LAKE BASE & MERIDIAN HIGHLAND CITY, UTAH COUNTY, UTAH

STATE OF UTAH  
ENTRY: 997-2015  
12:004:0031



GRAPHIC SCALE



BASIS OF BEARING: N0°06'11\"/>

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**UTILITIES APPROVAL**

"UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT AND ALL OTHER RELATED FACILITIES ABOVE AND BELOW GROUND WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE 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 OWNER'S EXPENSE AT NO TIME MAY ANY PERMANENT STRUCTURES OR ANY OTHER OBSTRUCTIONS BE PLACED WITHIN THE PUE THAT INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES FACILITIES IN THE PUE"

ROCKY MOUNTAIN POWER	DATE
COMCAST	DATE

**DOMINION ENERGY UTAH**

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY  
dba DOMINION ENERGY UTAH

APPROVED THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_

BY \_\_\_\_\_

TITLE \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

APPROVED THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_ BY THE HIGHLAND CITY PLANNING COMMISSION.

DIRECTOR, COMMUNITY DEVELOPMENT \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_

SOUTHEAST CORNER OF SECTION 1, T5S, R1E, SLB&M FOUND 3\"/>

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	HIGHLAND CITY ENGINEER SEAL	HIGHLAND CITY RECORDER SEAL	COUNTY RECORDER STAMP
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### SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, have verified all measurements, and have subdivided said tract of land into lots, a parcel, streets, and easements, to be hereafter known as RIDGEVIEW RETAIL I, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

EVAN J. WOOD  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 183395

DATE \_\_\_\_\_

### BOUNDARY DESCRIPTION

A Tract of Land, located in the SE1/4 of Section 1 of Township 5 South, Range 1 East, Salt Lake Base and Meridian. Entire Tract Comprised of, all of that Parcel identified by Utah County Tax Id. Number 12:004:0039, being more particularly described as follows:

Beginning at a northeasterly corner of RIDGEVIEW PLAT E Planned Unit Development, according to the official plat thereof recorded April 26, 2021 as Entry No. 78325:2021 in the office of the Utah County Recorder, said point being N00°06'11\"/>

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREOF AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREOF FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D) THE OWNER HEREBY CONVEYS THE COMMON AREA/PRIVATE OPEN SPACE, PRIVATE DRIVEWAYS AND ROADS AS INDICATED HEREOF, TO THE RIDGEVIEW MASTER ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 101 S. 200 E., Suite 200, SALT LAKE CITY, UT, 84111.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_

BY: \_\_\_\_\_  
(PRINTED NAME)

ITS: \_\_\_\_\_

### LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH  
S.S.  
COUNTY OF \_\_\_\_\_

ON THE \_\_\_ DAY OF \_\_\_, A.D. 20\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_, IN SAID STATE OF UTAH, \_\_\_\_\_, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN \_\_\_\_\_ COUNTY

MY COMMISSION No. \_\_\_\_\_  
PRINTED FULL NAME OF NOTARY \_\_\_\_\_

### ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF HIGHLAND CITY, COUNTY OF UTAH, 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 \_\_\_ DAY OF \_\_\_, A.D. 20\_\_

APPROVED BY MAYOR \_\_\_\_\_

APPROVED BY ENGINEER \_\_\_\_\_ ATTEST \_\_\_\_\_  
(SEE SEAL BELOW) (SEE SEAL BELOW) CLERK-RECORDER

### HIGHLAND CITY ATTORNEY

APPROVED AS TO FORM THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_

HIGHLAND CITY ATTORNEY \_\_\_\_\_

# RIDGEVIEW RETAIL I, LC

## PLANNED UNIT DEVELOPMENT

LOCATED IN THE SE1/4 OF SECTION 1, T5S, R1E, SALT LAKE BASE & MERIDIAN HIGHLAND CITY, UTAH COUNTY, UTAH