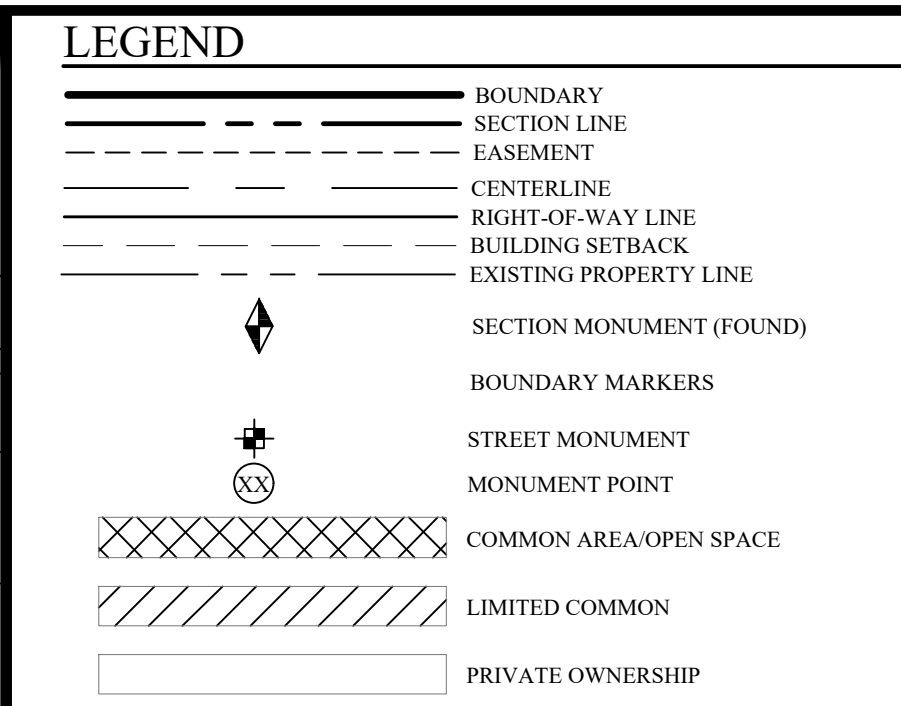


VICINITY MAP  
N.T.S

**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 PRIVATE STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS
- ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
- 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.
- PARCELS A, B, C, AND D ARE HEREBY DEDICATED TO AND MAINTAINED BY THE RIDGEVIEW HOA
- #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS, NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
- ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL FIRE CODE REQUIREMENTS.
- PRIVATE ROADS WILL BE OWNED AND MAINTAINED BY THE RIDGEVIEW TOWNHOMES HOMEOWNERS ASSOCIATION, INC..
- ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°00'00"	23.56	N45°00'00"W	21.21
C2	15.00	41°55'03"	10.97	N20°57'31"E	10.73
C3	15.00	90°00'00"	23.56	S45°00'00"W	21.21
C4	15.00	41°43'55"	10.93	S20°51'57"E	10.69
C5	15.00	48°10'31"	12.61	S65°49'10"E	12.24
C6	15.00	48°10'31"	12.61	N66°00'18"E	12.24
C7	28.00	90°00'00"	43.98	S45°00'00"W	39.60
C8	528.00	7°43'03"	71.12	N03°51'32"E	71.07
C9	15.00	90°00'00"	23.56	N45°00'00"E	21.21
C10	15.00	90°00'00"	23.56	S45°00'00"E	21.21
C11	28.00	90°00'00"	43.98	N45°00'00"W	39.60
C12	28.00	90°00'00"	43.98	N45°00'00"E	39.60
C13	28.00	90°00'00"	43.98	S45°00'00"E	39.60
C14	28.00	90°00'00"	43.98	N45°00'00"W	39.60
C15	28.00	90°00'00"	43.98	S45°00'00"W	39.60
C16	28.00	90°00'00"	43.98	S45°00'00"E	39.60
C17	28.00	90°00'00"	43.98	N45°00'00"E	39.60
C18	15.00	90°00'01"	23.56	N45°00'00"W	21.21
C19	472.00	6°01'56"	49.69	N03°00'59"E	49.67
C20	15.00	90°00'00"	23.56	S45°00'00"W	21.21
C21	15.00	90°05'34"	23.59	S45°02'47"W	21.23
C22	472.00	1°42'43"	14.10	N06°53'18"E	14.10
C23	472.00	0°02'15"	0.31	N07°45'47"E	0.31
C24	28.00	84°52'39"	41.48	N47°33'41"W	37.79
C25	28.00	5°07'21"	2.50	S02°33'41"W	2.50
C26	28.00	84°52'39"	41.48	S47°33'41"W	37.79
C27	28.00	5°07'21"	2.50	N02°33'40"W	2.50
C28	15.00	89°54'26"	23.54	N44°57'13"W	21.20



**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 ACKNOWLEDGEMENT 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\_\_

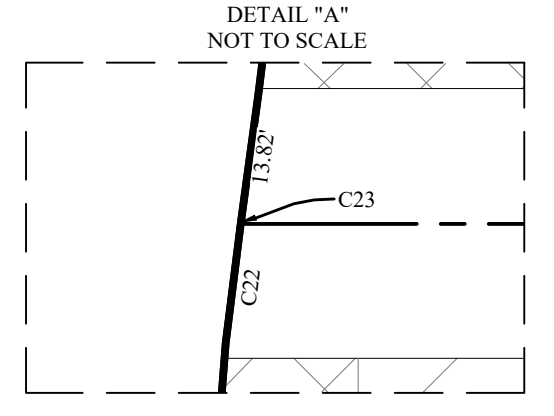
BY \_\_\_\_\_

TITLE \_\_\_\_\_

**UTILITIES APPROVAL**

\*UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT 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. 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 FACILITIES IN THE PUE\*

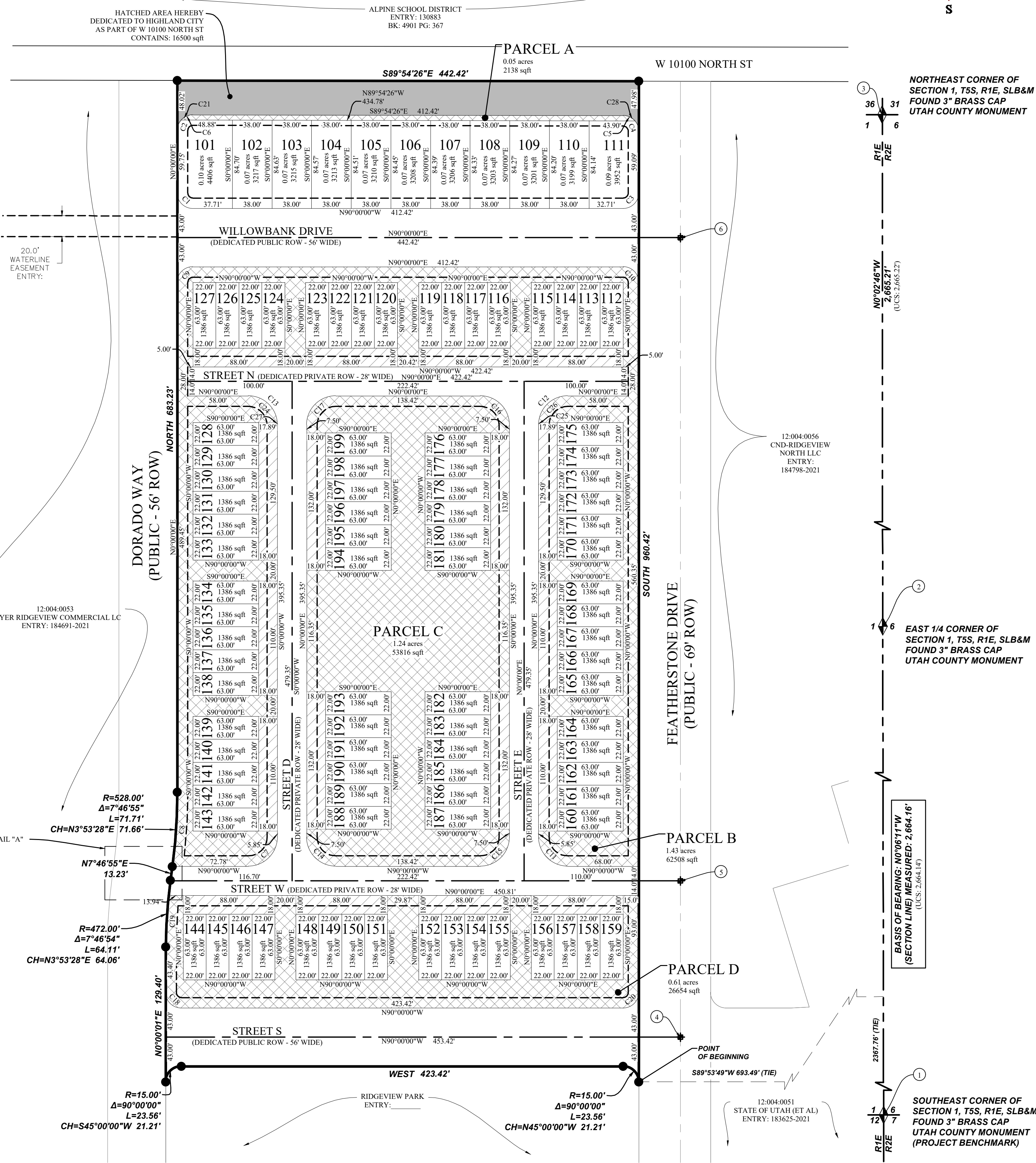
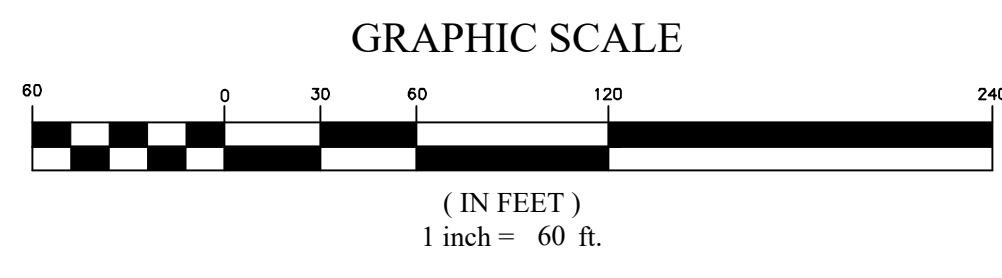
ROCKY MOUNTAIN POWER \_\_\_\_\_ DATE \_\_\_\_\_



Monument Point Table		
Point #	Northing	Easting
1	10000.000	10000.000
2	12664.157	9995.208
3	15329.368	9993.059
4	12409.507	9342.254
5	12559.507	9342.254
6	13176.861	9342.254

# RIDGEVIEW PLAT F

PLANNED UNIT DEVELOPMENT  
LOCATED IN THE SE1/4 OF SECTION 1, T5S, R1E,  
DATUM: NAD83  
SALT LAKE BASE & MERIDIAN  
HIGHLAND CITY, UTAH COUNTY, UTAH



## SURVEYOR'S CERTIFICATE

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into a lots, units, streets, parcel, together with easements, to be hereafter known as RIDGEVIEW PLAT F, 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.

FOR REVIEW ONLY

EVAN J. WOOD \_\_\_\_\_ DATE \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 183395

## BOUNDARY DESCRIPTION

A tract of land located in the Southeast Quarter and the Northeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a located N00°06'11"W 2,367.76 feet along the Section line and S89°53'49"W 693.49 feet from the Southeast Corner of Section 1, T5S, R1E, SLB&M; running thence northwesterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: West) 23.56 feet through a central angle of 90°00'00" Chord: N45°00'00"W 21.21 feet; thence West 423.42 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°00'00"W 21.21 feet; thence North 683.23 feet; thence along the arc of a curve to the right with a radius of 472.00 feet a distance of 64.11 feet through a central angle of 07°46'54" Chord: N03°53'28"E 64.06 feet; thence N07°46'55"E 13.23 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 528.06 feet (radius bears: N82°13'07"W) a distance of 71.71 feet through a central angle of 07°46'51" Chord: N03°53'28"E 71.66 feet; thence North 683.23 feet to the southerly line of a Corrected Special Warranty Deed as Recorded at Entry No. 79132-1998 in the Utah County Recorder's Office; thence along said southerly line S89°54'26"E 442.42 feet; thence South 960.42 feet to the point of beginning.

Contains: 9.66 acres +/-

## OWNER'S DEDICATION

KNOW ALL BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, UNITS, STREETS, PARCELS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC PURSUANT TO UTAH CODE 10-9A-604(1)(D) THE OWNER HEREBY CONVEYS THE COMMON AREA/PRIVATE OPEN SPACE, PRIVATE DRIVEWAYS AND ROADS AS INDICATED HEREON, TO THE RIDGEVIEW HOMEOWNERS ASSOCIATION, INC. 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 UTAH RESIDING 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 \_\_\_\_\_ ATTEST \_\_\_\_\_  
APPROVED BY ENGINEER \_\_\_\_\_ CLERK-RECORDER  
(SEE SEAL BELOW) (SEE SEAL BELOW)

## HIGHLAND CITY ATTORNEY

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

## PLANNING COMMISSION APPROVAL

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

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

# RIDGEVIEW PLAT F

PLANNED UNIT DEVELOPMENT  
LOCATED IN THE SE1/4 OF SECTION 1, T5S, R1E,  
DATUM: NAD83  
SALT LAKE BASE & MERIDIAN  
HIGHLAND CITY, UTAH COUNTY, UTAH

PREPARED BY

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

PREPARED FOR

LENNAR  
111 E SEGO LILY DRIVE SUITE 150  
SANDY, UTAH 84070  
(801) 508-5506  
CONTACT: BJ RYAN

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

Z:\2021\21-0577\Ridgeview Plat F (Lennar)\design\_21-0577.dwg/sheets\02 - Plat.dwg