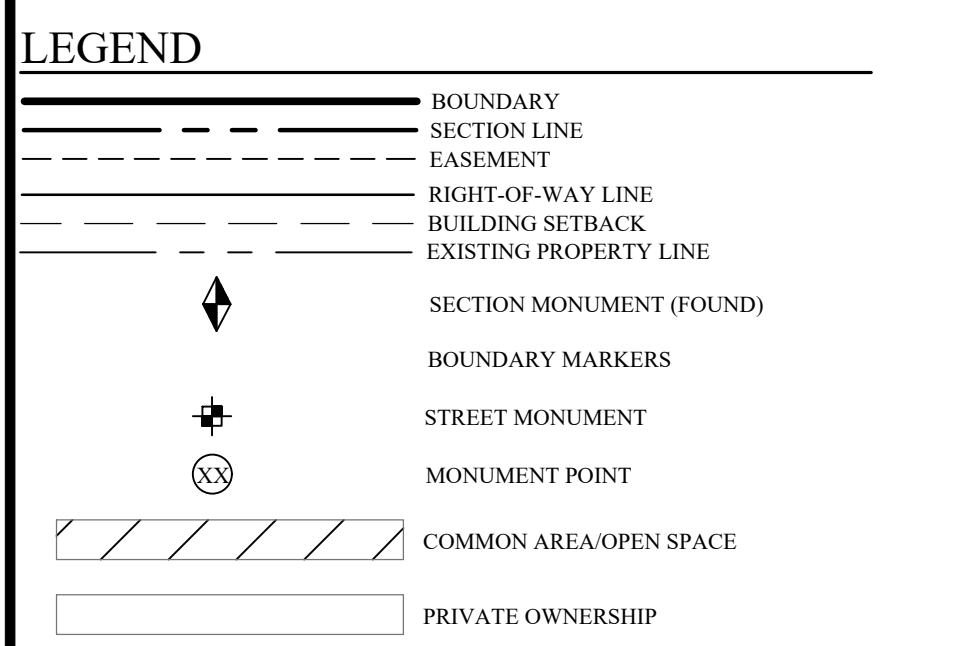


VICINITY MAP
N.T.S.



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, AND C 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..
- SEE SHEET 2 FOR SIDE YARD EASEMENT NOTE

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.

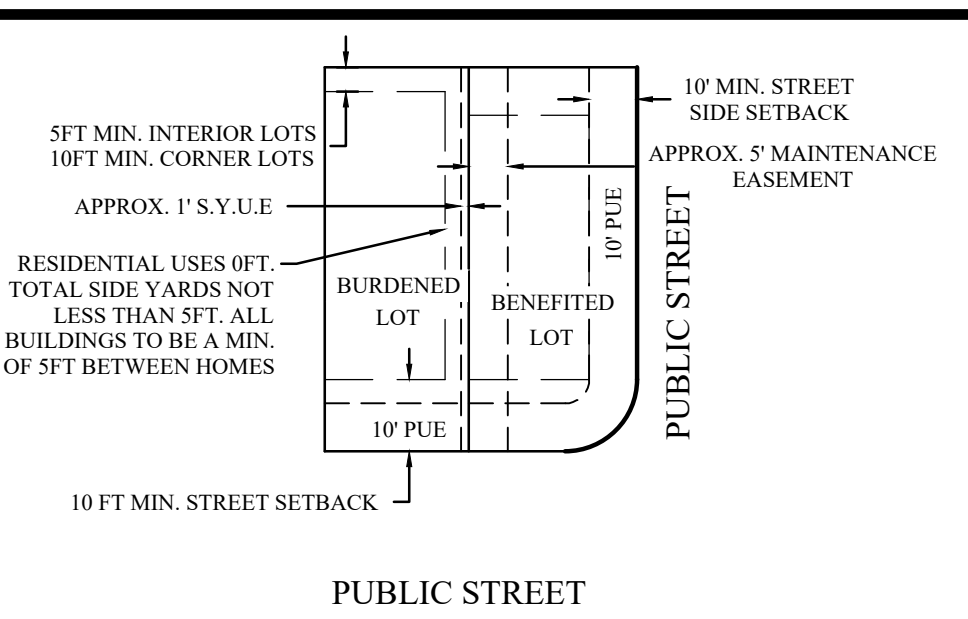
QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____ A.D. 20____
BY _____
TITLE _____

PAGE: 1 OF 2

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

DAVID WEEKLEY HOMES
392 E 6400 S SUITE 200
MURRAY, UTAH 84107
(801)-865-1573
CONTACT: CAMERON SCOTT



REAR LOAD BUILDING SETBACKS (CARRIAGE LOTS)
N.T.S.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	28.00	32°22'41"	15.82	S73°53'21"W	15.61
C2	28.00	32°23'33"	15.83	S73°48'14"E	15.62
C3	28.00	32°23'33"	15.83	S73°48'14"W	15.62
C4	28.00	32°23'33"	15.83	S73°48'14"E	15.62
C5	28.00	58°02'31"	28.36	N21°15'39"W	27.17
C6	164.00	2°42'03"	7.73	N06°24'34"E	7.73
C7	164.00	5°03'33"	14.48	N02°31'46"E	14.48
C8	28.00	90°00'00"	43.98	N45°00'00"E	39.60
C9	28.00	90°00'00"	43.98	S45°00'00"E	39.60
C10	28.00	90°00'00"	43.98	S45°00'00"W	39.60
C11	28.00	32°23'33"	15.83	N73°48'14"E	15.62
C12	28.00	32°23'33"	15.83	N73°48'14"W	15.62
C13	28.00	32°23'33"	15.83	N73°48'14"E	15.62
C14	28.00	32°21'42"	15.81	N73°49'09"W	15.61
C15	28.00	57°36'27"	28.15	N28°48'14"E	26.98
C16	15.00	90°05'34"	23.59	N45°02'47"E	21.23
C17	214.00	10°37'40"	39.70	N84°41'10"W	39.64
C18	28.00	100°37'40"	49.18	S50°18'50"W	43.10
C19	28.00	57°36'27"	28.15	S28°48'14"E	26.98
C20	28.00	57°36'27"	28.15	S28°48'14"W	26.98
C21	28.00	57°36'27"	28.15	S28°48'14"E	26.98
C22	28.00	54°42'25"	26.73	S30°20'48"W	25.73
C23	56.00	90°00'00"	87.96	S45°00'00"W	79.20
C24	56.00	90°00'00"	87.96	N45°00'00"W	79.20
C25	28.00	55°54'40"	27.32	N29°40'59"W	26.25
C26	28.00	57°36'27"	28.15	N28°48'14"E	26.98
C27	28.00	57°36'27"	28.15	N28°48'14"W	26.98
C28	28.00	7°55'58"	3.87	N54°14'44"W	3.87
C29	186.00	31°41'37"	102.89	N74°09'12"W	101.58
C30	214.00	31°38'30"	118.18	S74°10'45"E	116.69
C31	28.00	18°07'08"	8.85	S80°56'26"E	8.82
C32	186.00	31°38'30"	102.72	N74°10'45"E	101.42
C33	200.00	31°38'30"	110.45	S74°10'45"E	109.05
C34	200.00	31°38'30"	110.45	N74°10'45"E	109.05
C35	200.00	8°28'11"	29.56	S62°35'35"E	29.54
C36	200.00	23°10'20"	80.89	S78°24'50"E	80.34
C37	150.00	18°43'02"	49.00	N09°21'31"E	48.78
C38	42.00	90°00'00"	65.97	S45°00'00"W	59.40
C39	42.00	90°00'00"	65.97	N45°00'00"W	59.40
C40	28.00	87°05'06"	42.56	N46°32'08"E	38.58
C41	28.00	89°00'10"	43.49	S45°29'55"E	39.25
C42	28.00	90°00'00"	43.98	S45°00'00"W	39.60
C43	28.00	90°00'00"	43.98	N45°00'00"W	39.60
C44	28.00	90°00'00"	43.98	N45°00'00"E	39.60
C45	28.00	90°00'00"	43.98	S45°00'00"W	39.60
C46	28.00	66°08'27"	32.52	N25°18'37"E	30.56
C47	164.00	7°45'36"	22.21	N03°52'48"E	22.19
C48	28.00	90°00'00"	43.98	S45°00'00"W	39.60
C49	28.00	90°00'00"	43.98	S45°00'00"E	39.60

Line Table		
LINE	DIRECTION	LENGTH
L1	N90°00'00"E	126.00
L2	N90°00'00"E	126.00
L3	N90°00'00"E	84.00
L4	N90°00'00"W	84.00
L5	N90°00'00"E	84.00
L6	N90°00'00"W	84.00
L7	N90°00'00"W	112.05
L8	N90°00'00"E	112.03
L9	N90°00'00"W	112.03
L10	N90°00'00"E	112.03
L11	N90°00'00"E	104.00
L12	N90°00'00"E	104.00
L13	N90°00'00"E	104.00
L14	N90°00'00"E	104.00

Point Table			
Point #	Northing	Easting	
1	10000.000	10000.000	
2	12664.157	9995.208	
3	15329.368	9993.059	
4	12793.987	9342.254	

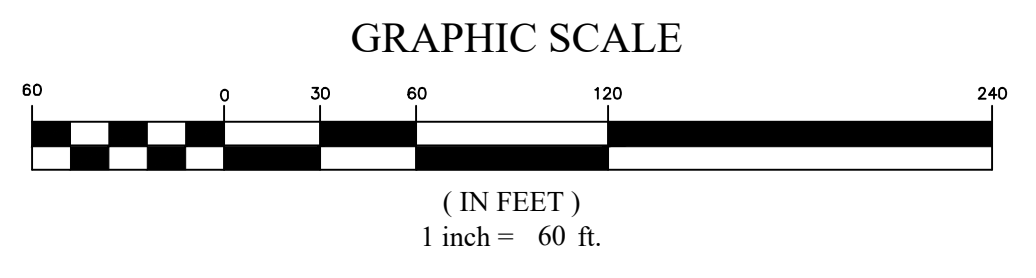
R=15.00'
Δ=89°59'57"
L=23.56'
CH=N45°00'01"W 21.21'

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 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. 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

RIDGEVIEW PLAT G
PLANNED UNIT DEVELOPMENT
LOCATED IN THE SE1/4 AND NE1/4 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 lots, streets, parcel, together with easements, to be hereafter known as RIDGEVIEW PLAT G, 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 point on the westerly right-of-way line of North County Boulevard (SR-129) as established by a UDOT Project, Pin No. 16779, located N00°02'46"W 98.18 feet along the Section line and S89°57'14"W 72.36 feet from the East 1/4 Corner of Section 1, T5S, R1E, SLB&M (Basis of Bearing: S00°06'11"E between the East 1/4 Corner and the Southeast Corner of said Section 1; running thence N89°39'11"W 67.46 feet; thence S73°03'19"W 100.01 feet; thence South 41.02 feet; thence West 28.00 feet; thence Northwesterly along the arc of a non-tangent curve to the left having a radius of 28.00 feet (radius bears: West) a distance of 35.13 feet through a central angle of 71°52'52"; Chord: N35°56'26"W 32.87 feet; thence S73°03'19"W 235.67 feet; thence S16°56'41"E 77.43 feet; thence S73°02'18"W 82.00 feet; thence S16°57'42"E 119.43 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 222.00 feet (radius bears: N04°37'03"W) a distance of 17.89 feet through a central angle of 04°37'03"; Chord: S87°41'29"W 17.89 feet; thence West 61.76 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00"; Chord: N45°00'00"W 21.21 feet; thence North 874.30 feet to a point on 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 187.95 feet to the westerly line of a Special Warranty Deed as recorded at Entry No. 87358:2010 in the Utah County Recorder's Office; thence along said deed line the following four (4) courses: (1) S00°03'34"W 21.13 feet; thence (2) S86°06'29"E 270.95 feet; thence (3) East 65.14 feet; thence (4) S52°50'22"E 39.12 feet to said westerly right-of-way line of North County Boulevard (SR-129); thence along said westerly right-of-way line S00°20'49"W 501.08 feet to the point of beginning.
Contains: 8.15 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, 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(J)(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. 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 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 _____ CLERK-RECORDER (SEE SEAL BELOW)

HIGHLAND CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____
HIGHLAND CITY ATTORNEY _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE HIGHLAND CITY PLANNING COMMISSION.
DIRECTOR, COMMUNITY DEVELOPMENT _____ CHAIRMAN, PLANNING COMMISSION _____

RIDGEVIEW PLAT G
PLANNED UNIT DEVELOPMENT
LOCATED IN THE SE1/4 AND NE1/4 OF SECTION 1, T5S, R1E,
DATUM: NAD83
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

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

Z:\2021\21-0569 Ridgeview Plat G.dwg Sheets\22.0 - Final Plat.dwg