

CONSTRUCTION PHASING
 1. BOYER FEATHERSTONE DRIVE
 2. LENNAR PHASE 1
 3. IVORY PHASE 1

WEEKLEY WILL BEGIN CONSTRUCTION
 ON PHASE 1 AFTER PLATS C&D ARE
 COMPLETED

BOYER WILL BRING ON PHASE 1 IN 12 -
 18 MONTHS FROM PRELIMINARY
 APPROVAL

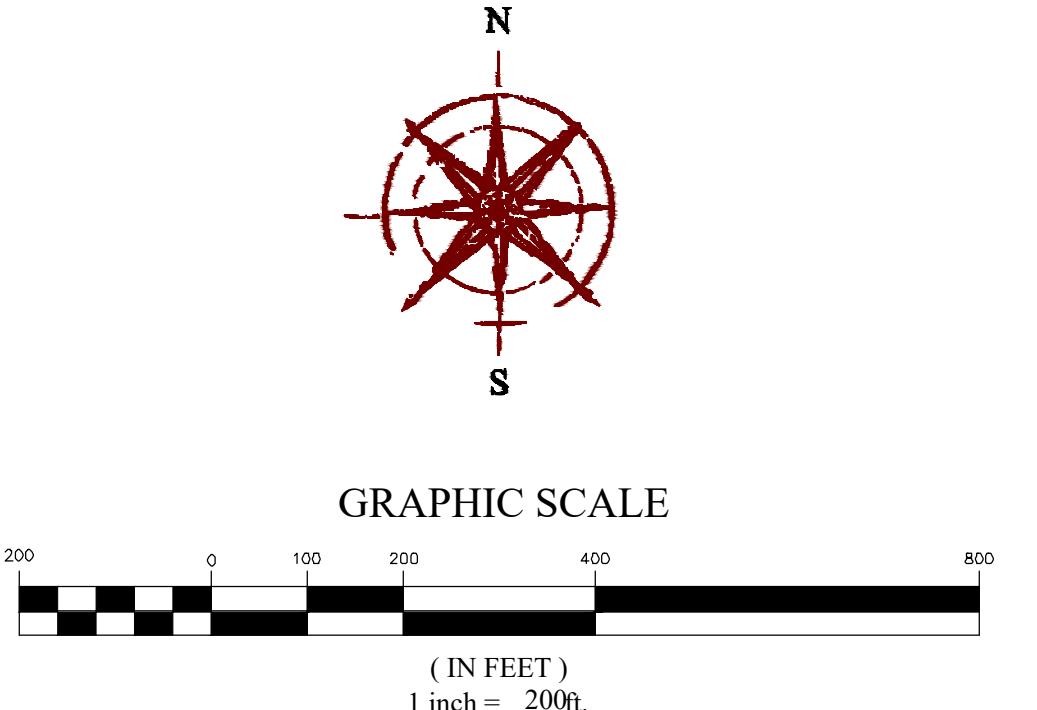
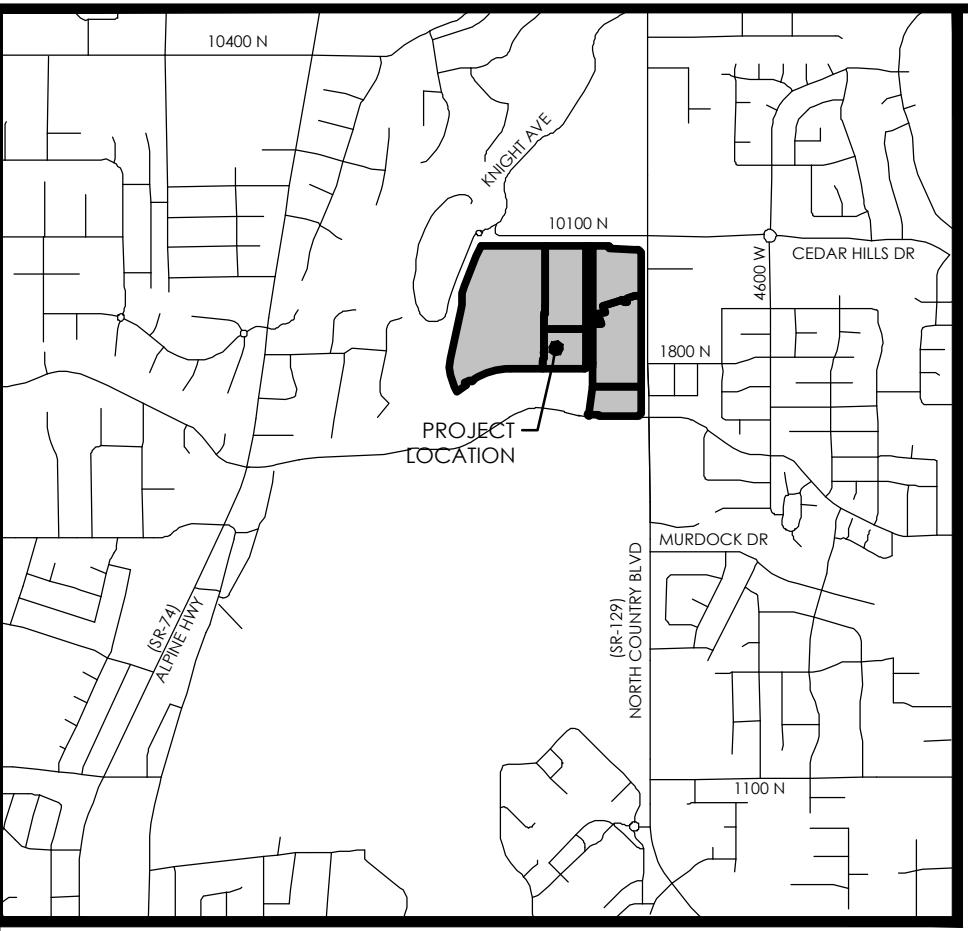
RIDGEVIEW POD B PRELIMINARY HIGHLAND CITY, UTAH OVERALL PHASING PLAN

REVISION BLOCK	#	DATE	DESCRIPTION
	1	***	***
	2	***	***
	3	***	***
	4	***	***
	5	***	***
	6	***	***

OVERALL PHASING PLAN

Scale: 1"=100'	Drawn: CSA
Date: 10/20/21	Job #: 21-0392
Sheet: C3.5	





VICINITY MAP

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)

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.
- PRIVATE STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS.
- ALL PARCELS ARE COMMON AREAS 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.
- ANY LOTS THAT WILL BE DOUBLE FRONTING NEEDS TO HAVE A 1' NONE VEHICLE ACCESS EASEMENT ALONG THE PUBLIC ROAD IT DOUBLE FRONTS.
- ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL BUILDING CODE REQUIREMENTS.
- PRIOR TO FINAL APPROVAL OF INDIVIDUAL PHASES A WATER MODEL WILL BE REQUIRED TO VERIFY THAT THE WATER LINE SIZES ARE SUFFICIENT FOR THIS PRELIMINARY LAYOUT.
- PRIVATE ROADS WILL BE OWNED AND MAINTAINED BY THE APPROPRIATE HOMEOWNERS ASSOCIATION BY PHASE

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 ABRIGATION 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

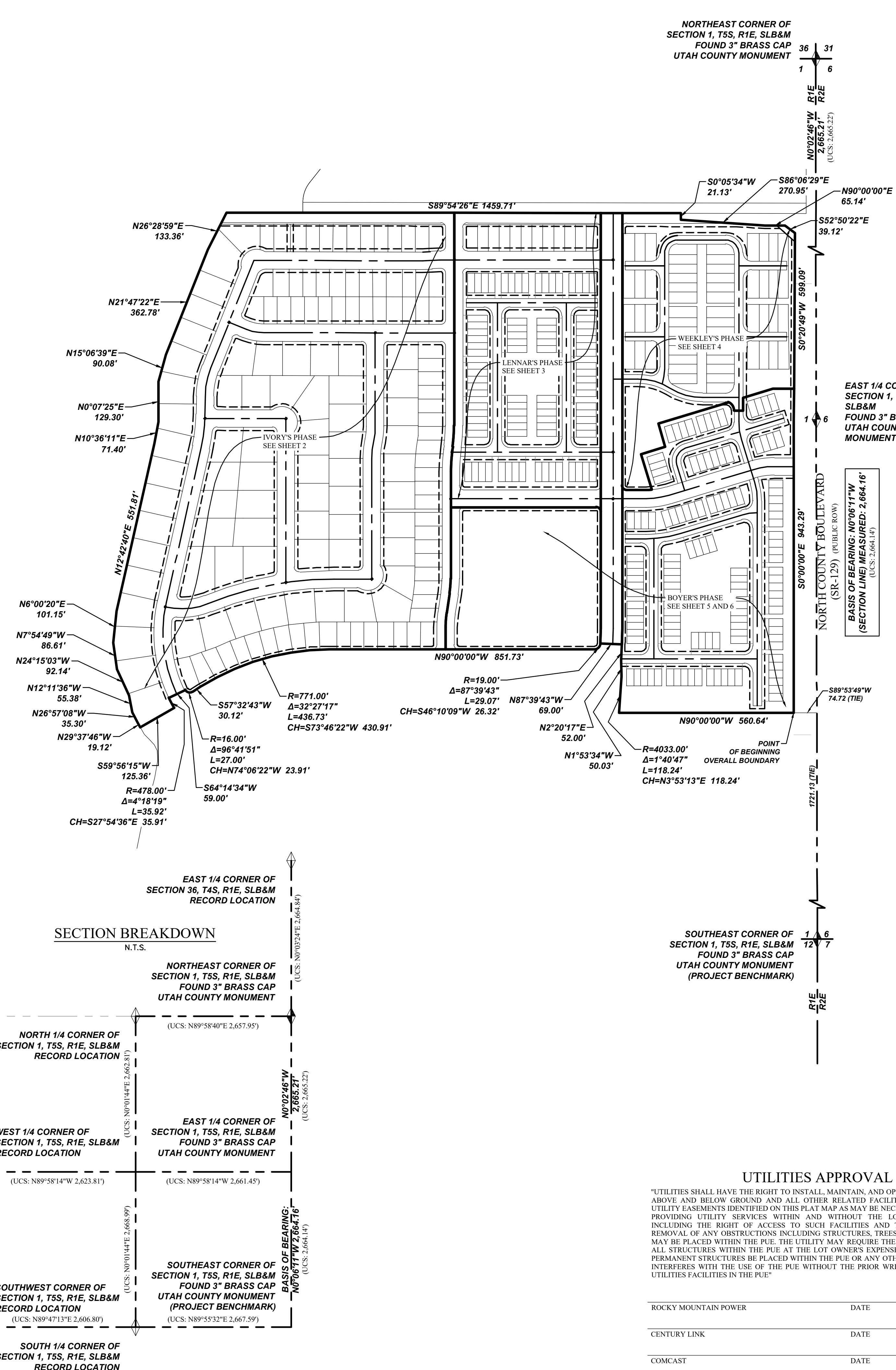
APPROVED THIS ____ DAY OF ____ A.D. 20____

BY _____

TITLE _____

OWNER/DEVELOPER	OWNER/DEVELOPER	OWNER/DEVELOPER
BOYER RIDGEVIEW COMMERCIAL L.C. 101 SOUTH 200 EAST, SUITE 200 SALT LAKE CITY, UTAH 84111 (801) 521-4781 CONTACT: SPENCER MOFFAT	IVORY 3340 NORTH, CENTER STREET LEHL, UTAH 84043 (801) 407-6841 CONTACT: BRAD MACKAY	LENNAR 111 E SEGO LILY DRIVE SUITE 150 SANDY, UTAH 84070 (801) 508-5506 CONTACT: BJ RYAN

PREPARED BY  FOCUS [®] ENGINEERING AND SURVEYING, LLC 6049 S. HIGHLAND TECH DRIVE, #200 MIDVALLEY, UTAH 84047 PH: (801) 352-0075 www.focusutah.com	OWNER/DEVELOPER DAVID WEEKLEY HOMES 392 E 4400 S SUITE 200 MURRAY, UTAH 84107 (801) 865-1573 CONTACT: CAMERON SCOTT
1 OF 6 9/7/2021	



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 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, and streets, together with easements, 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

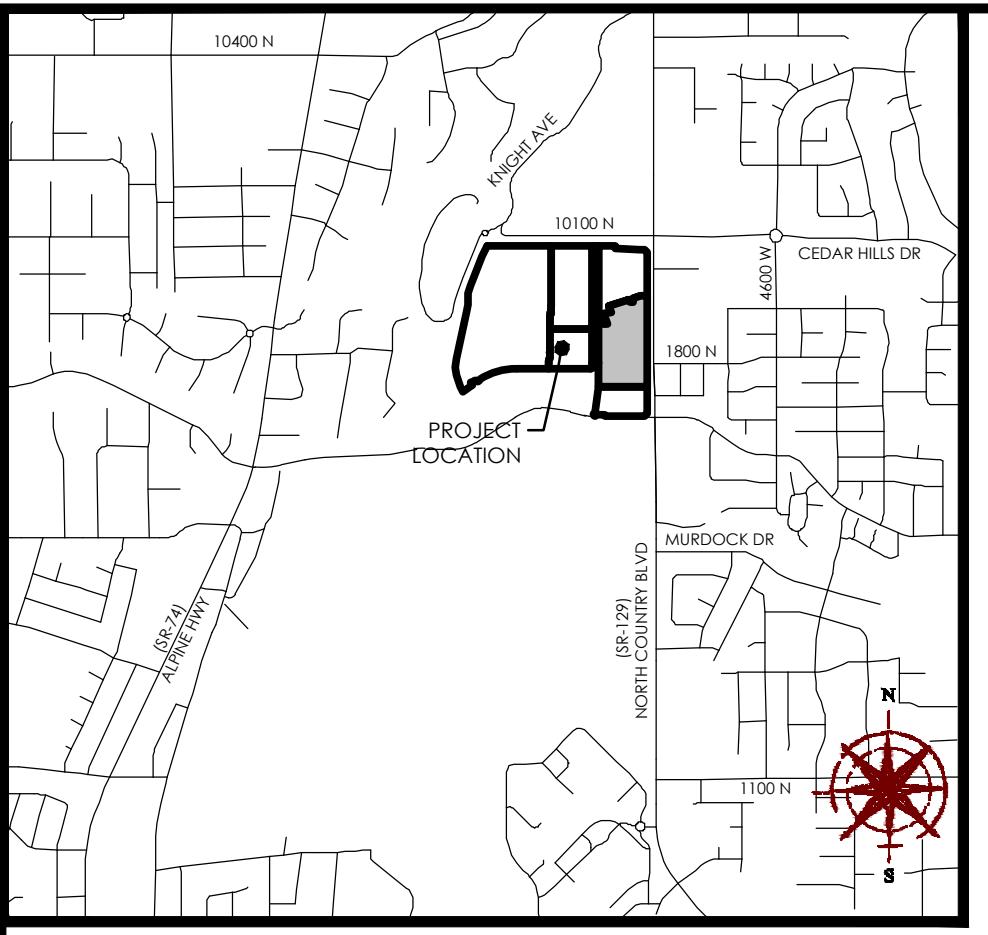
Evan J. Wood
Professional Land Surveyor
Certificate No. 183395

DATE

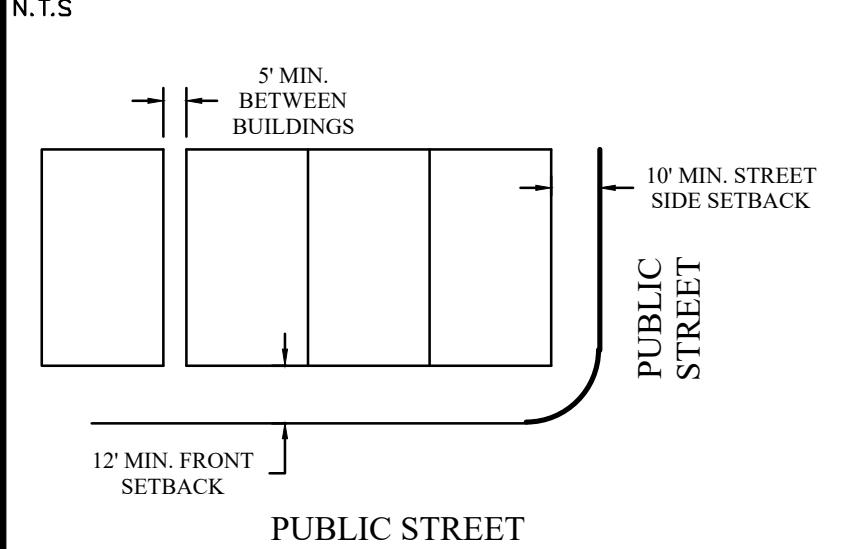
BOUNDARY DESCRIPTION

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:

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, said point located N00°06'11"W 1,721.13 feet along the Section line and S89°53'49"W 74.72' feet from the Southeast Corner of Section 1, T5S, R1E, SLB&M; running thence West 560.64 feet to the easterly line of a Special Warranty Deed recorded as Entry No. 174194-2020 in the office of the Utah County Recorder; thence along said deed the following twelve (12) courses: (1) N02°33'13"E 118.24 feet; thence (2) N01°53'34"E 50.03 feet; thence (3) N02°21'7"E 52.00 feet; thence (4) N87°39'43"W 69.00 feet; thence (5) N02°21'7"E 52.00 feet; thence (6) N87°39'43"W 69.00 feet; thence (7) N02°21'7"E 52.00 feet; thence (8) S57°32'43"W 30.12'; thence (9) along the arc of a curve to the right having a radius of 19.00 feet (radius bears N87°39'43"W) a distance of 29.07 feet through a central angle of 87°39'43" Chord: S46°10'09"W 26.32'; thence (10) along the arc of a curve to the left having a radius of 47.80 feet (radius bears N64°14'34"E) a distance of 35.92 feet through a central angle of 04°18'19" Chord: S27°54'36"E 35.91 feet; thence (11) southeasterly along the arc of a non-tangent curve to the left having a radius of 478.00 feet (radius bears N64°14'34"E) a distance of 35.92 feet through a central angle of 04°18'19" Chord: S27°54'36"E 35.91 feet; thence (12) S59°56'15"W 59.00 feet; thence (13) N02°42'40"E 59.00 feet; thence (14) N02°42'40"E 59.00 feet; thence (15) N02°42'40"E 59.00 feet; thence (16) N02°42'40"E 59.00 feet; thence (17) N02°42'40"E 59.00 feet; thence (18) N02°42'40"E 59.00 feet; thence (19) N02°42'40"E 59.00 feet; thence (20) N02°42'40"E 59.00 feet; thence (21) N02°42'40"E 59.00 feet; thence (22) N02°42'40"E 59.00 feet; thence (23) N02°42'40"E 59.00 feet; thence (24) N02°42'40"E 59.00 feet; thence (25) N02°42'40"E 59.00 feet; thence (26) N02°42'40"E 59.00 feet; thence (27) N02°42'40"E 59.00 feet; thence (28) N02°42'40"E 59.00 feet; thence (29) N02°42'40"E 59.00 feet; thence (30) N02°42'40"E 59.00 feet; thence (31) N02°42'40"E 59.00 feet; thence (32) N02°42'40"E 59.00 feet; thence (33) N02°42'40"E 59.00 feet; thence (34) N02°42'40"E 59.00 feet; thence (35) N02°42'40"E 59.00 feet; thence (36) N02°42'40"E 59.00 feet; thence (37) N02°42'40"E 59.00 feet; thence (38) N02°42'40"E 59.00 feet; thence (39) N02°42'40"E 59.00 feet; thence (40) N02°42'40"E 59.00 feet; thence (41) N02°42'40"E 59.00 feet; thence (42) N02°42'40"E 59.00 feet; thence (43) N02°42'40"E 59.00 feet; thence (44) N02°42'40"E 59.00 feet; thence (45) N02°42'40"E 59.00 feet; thence (46) N02°42'40"E 59.00 feet; thence (47) N02°42'40"E 59.00 feet; thence (48) N02°42'40"E 59.00 feet; thence (49) N02°42'40"E 59.00 feet; thence (50) N02°42'40"E 59.00 feet; thence (51) N02°42'40"E 59.00 feet; thence (52) N02°42'40"E 59.00 feet; thence (53) N02°42'40"E 59.00 feet; thence (54) N02°42'40"E 59.00 feet; thence (55) N02°42'40"E 59.00 feet; thence (56) N02°42'40"E 59.00 feet; thence (57) N02°42'40"E 59.00 feet; thence (58) N02°42'40"E 59.00 feet; thence (59) N02°42'40"E 59.00 feet; thence (60) N02°42'40"E 59.00 feet; thence (61) N02°42'40"E 59.00 feet; thence (62) N02°42'40"E 59.00 feet; thence (63) N02°42'40"E 59.00 feet; thence (64) N02°42'40"E 59.00 feet; thence (65) N02°42'40"E 59.00 feet; thence (66) N02°42'40"E 59.00 feet; thence (67) N02°42'40"E 59.00 feet; thence (68) N02°42'40"E 59.00 feet; thence (69) N02°42'40"E 59.00 feet; thence (70) N02°42'40"E 59.00 feet; thence (71) N02°42'40"E 59.00 feet; thence (72) N02°42'40"E 59.00 feet; thence (73) N02°42'40"E 59.00 feet; thence (74) N02°42'40"E 59.00 feet; thence (75) N02°42'40"E 59.00 feet; thence (76) N02°42'40"E 59.00 feet; thence (77) N02°42'40"E 59.00 feet; thence (78) N02°42'40"E 59.00 feet; thence (79) N02°42'40"E 59.00 feet; thence (80) N02°42'40"E 59.00 feet; thence (81) N02°42'40"E 59.00 feet; thence (82) N02°42'40"E 59.00 feet; thence (83) N02°42'40"E 59.00 feet; thence (84) N02°42'40"E 59.00 feet; thence (85) N02°42'40"E 59.00 feet; thence (86) N02°42'40"E 59.00 feet; thence (87) N02°42'40"E 59.00 feet; thence (88) N02°42'40"E 59.00 feet; thence (89) N02°42'40"E 59.00 feet; thence (90) N02°42'40"E 59.00 feet; thence (91) N02°42'40"E 59.00 feet; thence (92) N02°42'40"E 59.00 feet; thence (93) N02°42'40"E 59.00 feet; thence (94) N02°42'40"E 59.00 feet; thence (95) N02°42'40"E 59.00 feet; thence (96) N02°42'40"E 59.00 feet; thence (97) N02°42'40"E 59.00 feet; thence (98) N02°42'40"E 59.00 feet; thence (99) N02°42'40"E 59.00 feet; thence (100) N02°42'40"E 59.00 feet; thence (101) N02°42'40"E 59.00 feet; thence (102) N02°42'40"E 59.00 feet; thence (103) N02°42'40"E 59.00 feet; thence (104) N02°42'40"E 59.00 feet; thence (105) N02°42'40"E 59.00 feet; thence (106) N02°42'40"E 59.00 feet; thence (107) N02°42'40"E 59.00 feet; thence (108) N02°42'40"E 59.00 feet; thence (109) N02°42'40"E 59.00 feet; thence (110) N02°42'40"E 59.00 feet; thence (111) N02°42'40"E 59.00 feet; thence (112) N02°42'40"E 59.00 feet; thence (113) N02°42'40"E 59.00 feet; thence (114) N02°42'40"E 59.00 feet; thence (115) N02°42'40"E 59.00 feet; thence (116) N02°42'40"E 59.00 feet; thence (117) N02°42'40"E 59.00 feet; thence (118) N02°42'40"E 59.00 feet; thence (119) N02°42'40"E 59.00 feet; thence (120) N02°42'40"E 59.00 feet; thence (121) N02°42'40"E 59.00 feet; thence (122) N02°42'40"E 59.00 feet; thence (123) N02°42'40"E 59.00 feet; thence (124) N02°42'40"E 59.00 feet; thence (125) N02°42'40"E 59.00 feet; thence (126) N02°42'40"E 59.00 feet; thence (127) N02°42'40"E 59.00 feet; thence (128) N02°42'40"E 59.00 feet; thence (129) N02°42'40"E 59.00 feet; thence (130) N02°42'40"E 59.00 feet; thence (131) N02°42'40"E 59.00 feet; thence (132) N02°42'40"E 59.00 feet; thence (133) N02°42'40"E 59.00 feet; thence (134) N02°42'40"E 59.00 feet; thence (135) N02°42'40"E 59.00 feet; thence (136) N02°42'40"E 59.00 feet; thence (137) N02°42'40"E 59.00 feet; thence (138) N02°42'40"E 59.00 feet; thence (139) N02°42'40"E 59.00 feet; thence (140) N02°42'40"E 59.00 feet; thence (141) N02°42'40"E 59.00 feet; thence (142) N02°42'40"E 59.00 feet; thence (143) N02°42'40"E 59.00 feet; thence (144) N02°42'40"E 59.00 feet; thence (145) N02°42'40"E 59.00 feet; thence (146) N02°42'40"E 59.00 feet; thence (147) N02°42'40"E 59.00 feet; thence (148) N02°42'40"E 59.00 feet; thence (149) N02°42'40"E 59.00 feet; thence (150) N02°42'40"E 59.00 feet; thence (151) N0



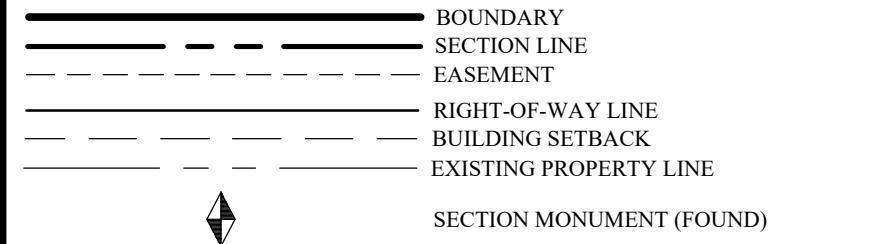
VICINITY MAP



TYPICAL BUILDING SETBACKS (TOWNHOME LOTS)

N.T.S.

LEGEND



NOTES

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7. ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL BUILDING CODE REQUIREMENTS.

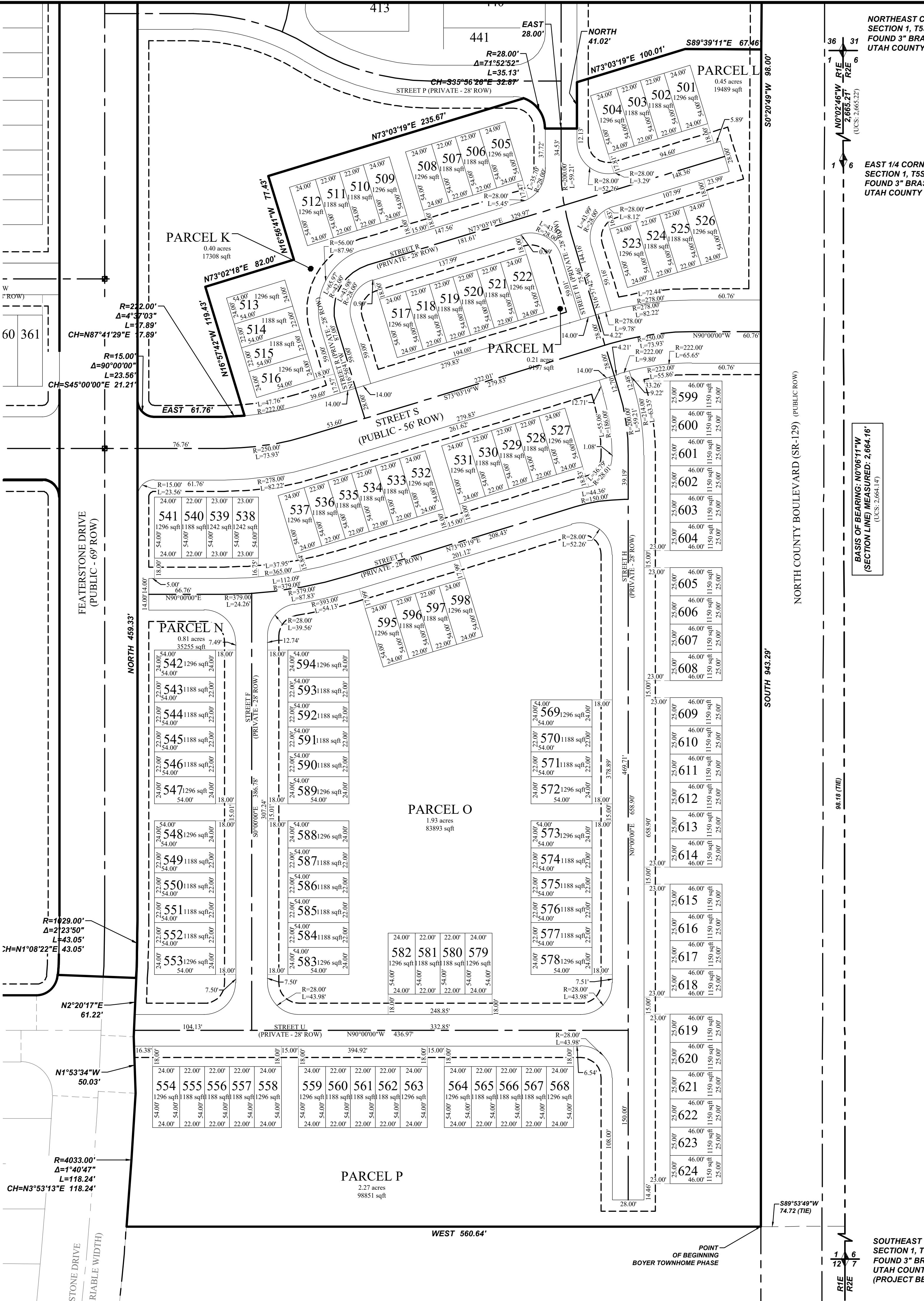
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9. PRIVATE ROADS WILL BE OWNED AND MAINTAINED BY THE APPROPRIATE HOMEOWNERS ASSOCIATION BY PHASE

OWNER/DEVELOPER
BOYER RIDGEVIEW COMMERCIAL L.C.
101 SOUTH 200 EAST, SUITE 200
SALT LAKE CITY, UTAH 84111
(801) 521-4781
CONTACT: SPENCER MOFFAT

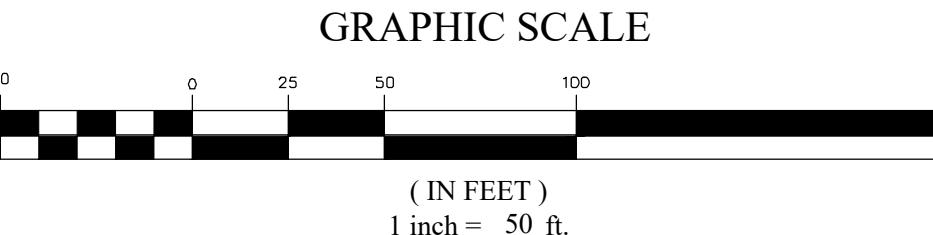
PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6494 S. 100 E. TECH DRIVE, #200
MIDVALLEY, UTAH 84047 PH: (801) 352-0075
www.focusutah.com



NORTHEAST CORNER OF SECTION 1, TSS, R1E, SLB&M FOUND 3" BRASS CAP UTAH COUNTY MONUMENT

SOUTHEAST CORNER OF SECTION 1, TSS, R1E, SLB&M FOUND 3" BRASS CAP UTAH COUNTY MONUMENT (PROJECT BENCHMARK)



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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°06'11"W 1,721.13 feet along the Section line and S89°53'49"W 74.72 feet from the Southeast Corner of Section 1, TSS, R1E, SLB&M; running thence to the easterly line of a Special Warranty Deed recorded as Entry No. 174194-2020 in the office of the Utah County Recorder; thence along said deed the following three (3) courses: (1) northerly along the arc of a non-tangent curve to the left having a radius of 4.032 feet (radius bears: N85°16'23"W) a distance of 118.24 feet through a central angle of 01°40'47" Chord: N03°53'13" 118.24 feet; thence (2) N01°53'44"W 50.03 feet; thence (3) N02°20'17"E 61.22 feet; thence along the arc of a curve to the left with a radius of 1,029.00 feet a distance of 43.06 feet through a central angle of 02°23'50" Chord: N01°08'22"E 43.05 feet; thence North 459.33 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: E18°07'08"W) a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°00'00"E 21.21 feet; thence East 61.76 feet; thence along the arc of a curve to the left with a radius of 222.00 feet a distance of 17.89 feet through a central angle of 04°37'03" Chord: N87°41'29"E 17.89 feet; thence N16°57'42"W 119.43 feet; thence N73°02'18"E 82.00 feet; thence (4) N16°57'42"W 119.43 feet; thence N16°00'00"E 21.21 feet; thence S18°07'08"W 28.00 feet; thence N73°03'19"E 235.67 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 28.00 feet (radius bears: S18°07'08"W) a distance of 35.13 feet through a central angle of 71°52'52" Chord: S35°56'26"E 32.87 feet; thence East 28.00 feet; thence North 41.02 feet; thence N73°03'19"E 100.01 feet; thence S89°39'11"E 67.46 feet to said westerly right-of-way line the following two (2) courses: (1) S00°20'49"W 98.00 feet to the 1/4 Section line; thence (2) South 943.29 feet to the point of beginning.

Contains: 11.92 acres +/-

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 SWEORN, 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
UTAH RESIDING IN _____ COUNTY

MY COMMISSION NO. _____

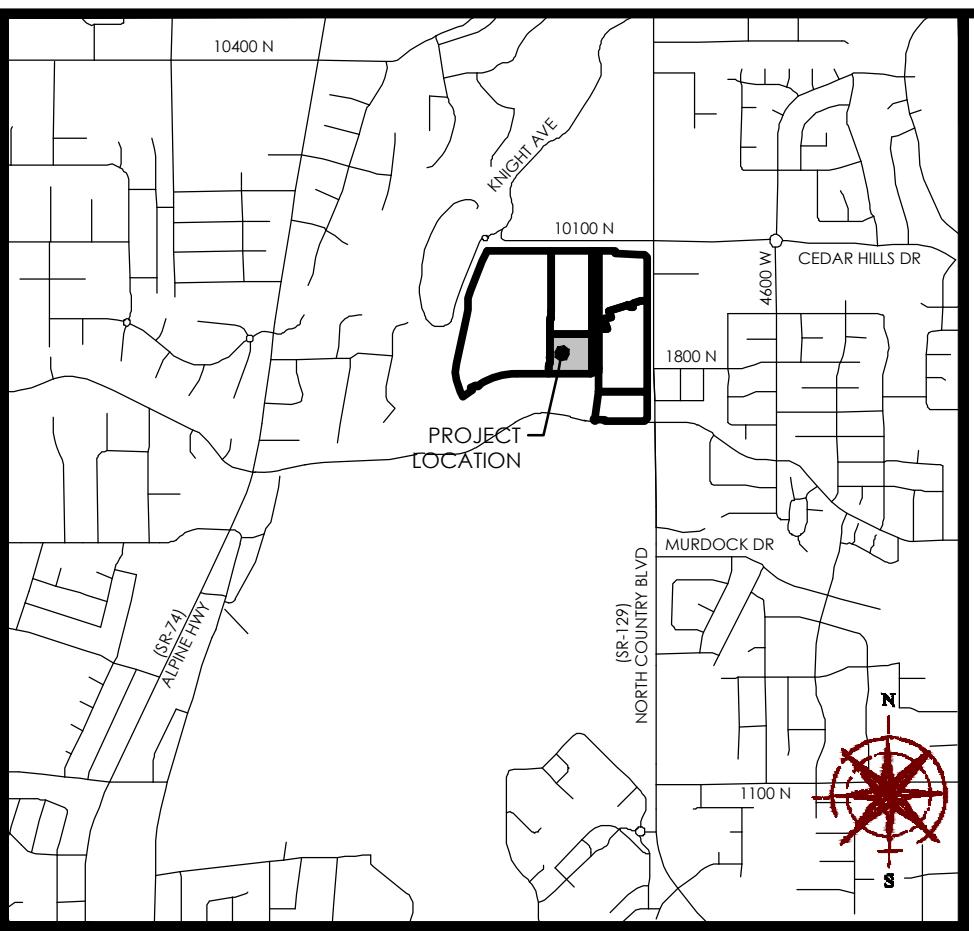
PRINTED FULL NAME OF NOTARY

PRELIMINARY PLAT RIDGEVIEW POD "B"

SUBDIVISION
LOCATED IN THE SE1/4 AND NE1/4 OF SECTION 1, TSS, R1E,
DATUM: NGVD29
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

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

FOR REVIEW ONLY



NOTES

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VICINITY MAP

N.T.S.

LEGEND

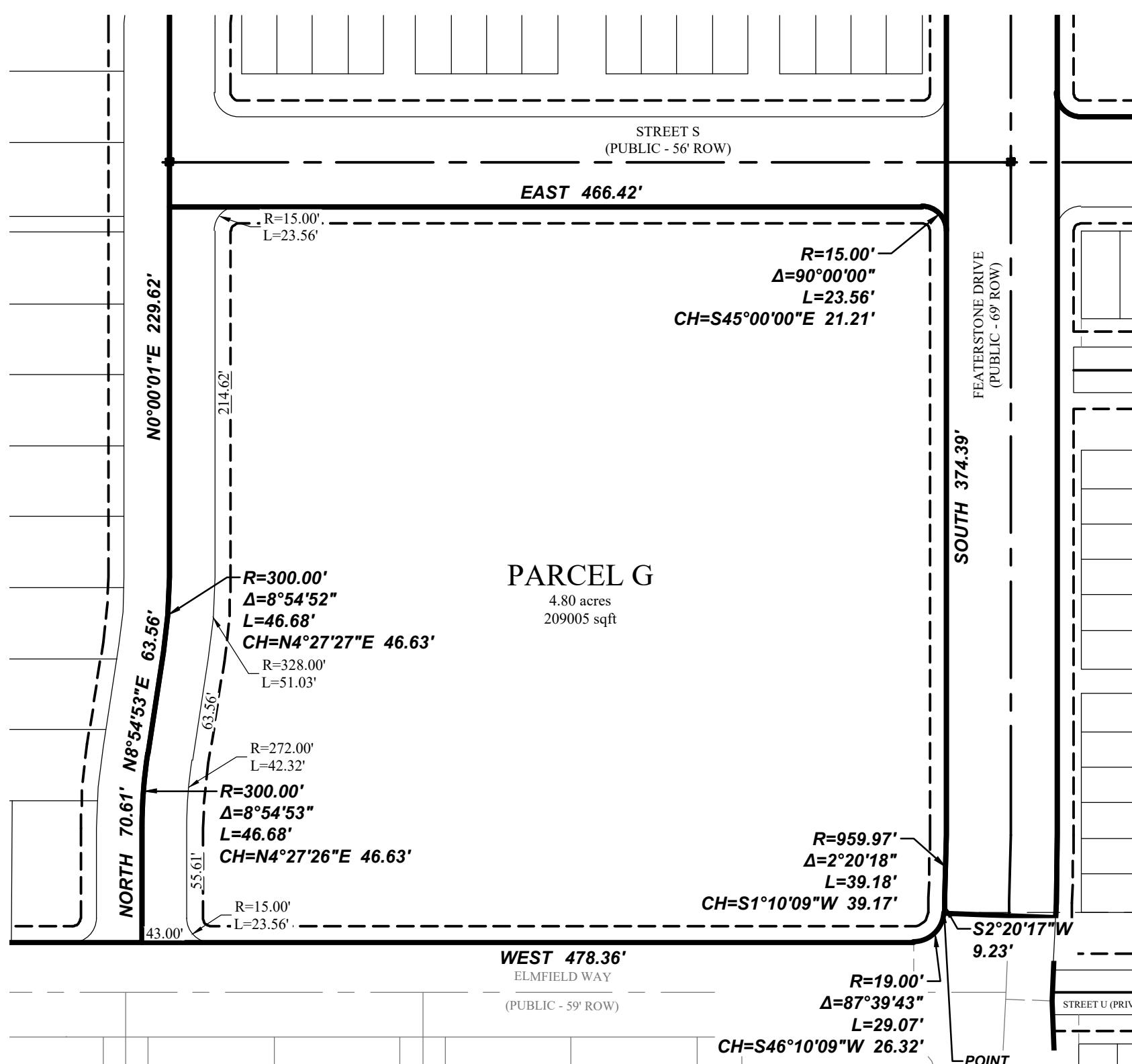
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)

BOUNDARY DESCRIPTION PARCEL G

A tract of land located in the Southeast 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 northerly line of a Special Warranty Deed recorded as Entry No. 174194-2020 in the office of the Utah County Recorder, said point located N00°06'11" W 1,944.99 feet along the Section line and S89°53'49" W 695.42 feet from the Southeast Corner of Section 1, T5S, R1E, SLB&M; running thence along said deed the following two (2) courses: (1) southwesterly along the arc of a 19.00 foot radius non-tangent curve to the right (radius bears: N87°39'43" W) 29.07 feet through a central angle of 87°39'43" (chord: S46°10'09" W 26.32 feet); thence (2) West 478.36 feet; thence North 70.51' feet; thence along the arc of a curve to the right with a radius of 300.00 feet a distance of 46.68 feet through a central angle of 08°54'53" Chord: N04°27'26" E 46.63 feet; thence N08°54'53" E 63.56 feet; thence along the arc of a curve to the left with a radius of 300.00 feet a distance of 46.68 feet through a central angle of 08°54'52" Chord: N04°27'27" E 46.63 feet; thence N00°00'01" E 229.62 feet; thence East 466.42 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: S45°00'00" E 21.21 feet; thence South 374.39 feet; thence along the arc of a curve to the right with a radius of 959.97 feet a distance of 39.18 feet through a central angle of 02°20'18" Chord: S01°10'09" W 39.17 feet; thence S02°20'17" W 9.23 feet to the point of beginning.

Contains: 5.09 acres +/-



OWNER/DEVELOPER
BOYER RIDGEVIEW COMMERCIAL L.C.
101 SOUTH 200 EAST, SUITE 200
SALT LAKE CITY, UTAH 84111
(801) 521-4781
CONTACT: SPENCER MOFFAT

PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6049 S. HIGGINS DRIVE, #200
MIDVALLEY, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

NORTHEAST CORNER OF SECTION 1, T5S, R1E, SLB&M FOUND 3" BRASS CAP UTAH COUNTY MONUMENT

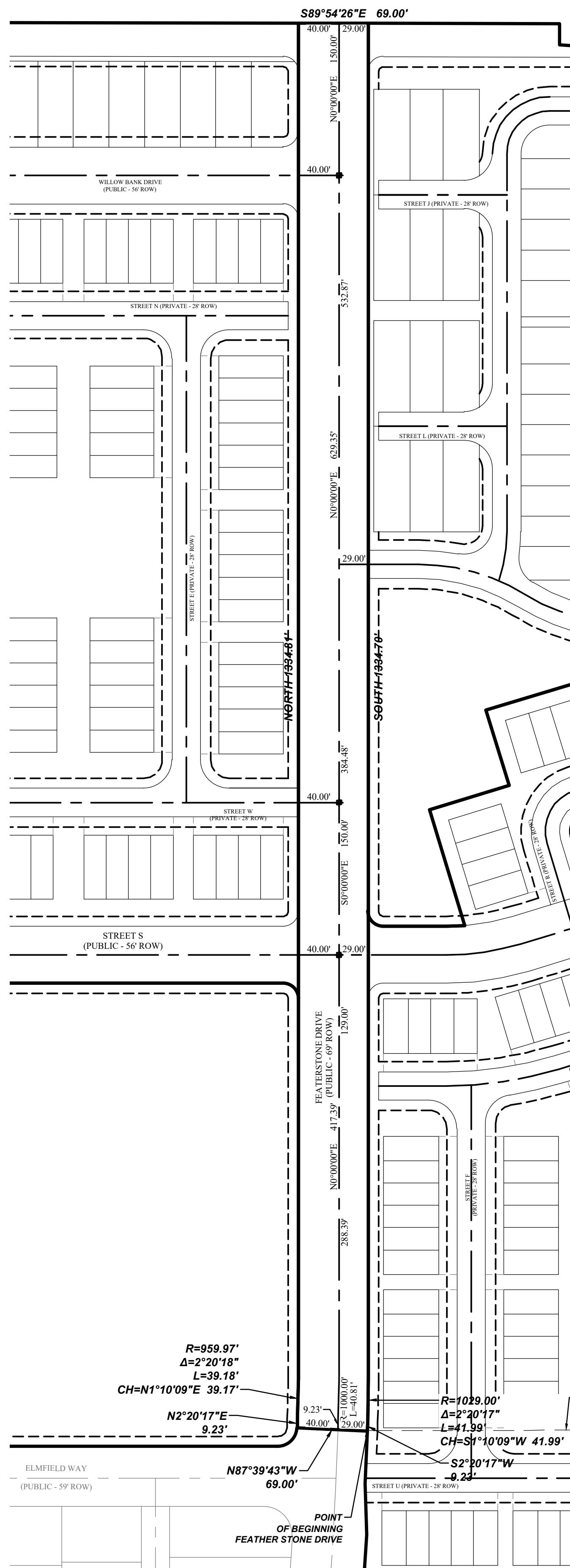
36 1 6
R1E R2E
N 02°46'W 2,665.21' (U.S. 2,665.22')

EAST 1/4 CORNER OF SECTION 1, T5S, R1E, SLB&M FOUND 3" BRASS CAP UTAH COUNTY MONUMENT

36 1 6
R1E R2E
N 02°46'W 2,664.16' (U.S. 2,664.15')

SOUTHEAST CORNER OF SECTION 1, T5S, R1E, SLB&M FOUND 3" BRASS CAP UTAH COUNTY MONUMENT (PROJECT BENCHMARK)

36 1 6
R1E R2E
N 02°46'W 2,664.16' (U.S. 2,664.15')



NORTHEAST CORNER OF SECTION 1, T5S, R1E, SLB&M FOUND 3" BRASS CAP UTAH COUNTY MONUMENT

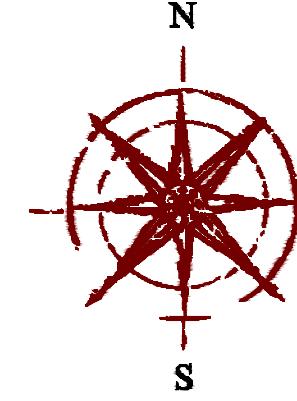
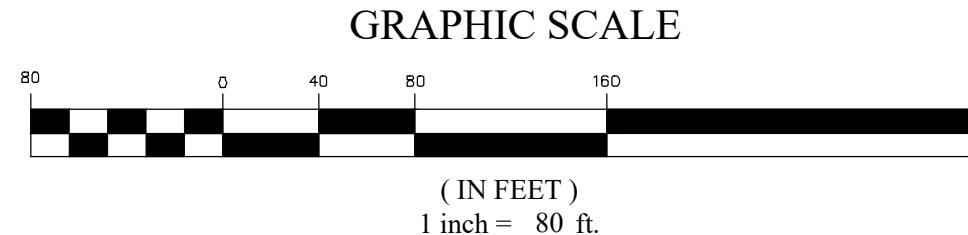
36 1 6
R1E R2E
N 02°46'W 2,664.16' (U.S. 2,664.15')

EAST 1/4 CORNER OF SECTION 1, T5S, R1E, SLB&M FOUND 3" BRASS CAP UTAH COUNTY MONUMENT

36 1 6
R1E R2E
N 02°46'W 2,664.16' (U.S. 2,664.15')

SOUTHEAST CORNER OF SECTION 1, T5S, R1E, SLB&M FOUND 3" BRASS CAP UTAH COUNTY MONUMENT (PROJECT BENCHMARK)

36 1 6
R1E R2E
N 02°46'W 2,664.16' (U.S. 2,664.15')



BOUNDARY DESCRIPTION FEATHERSTONE DRIVE

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 northerly line of a Special Warranty Deed recorded as Entry No. 174194-2020 in the office of the Utah County Recorder, said point located N00°06'11" W 1,942.05 feet along the Section line and S89°53'49" W 626.49 feet from the Southeast Corner of Section 1, T5S, R1E, SLB&M; running thence along said deed NN7°39'43" W 69.00 feet; thence N02°20'17" E 9.23 feet; thence northerly along the arc of a non-tangent curve to the left having a radius of 959.97 feet (radius bears: N87°39'42" W) a distance of 39.18 feet through a central angle of 02°20'18" Chord: N01°10'09" E 39.17 feet; thence North 1,334.81 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 69.00 feet; thence South 1,334.70 feet; thence along the arc of a curve to the right with a radius of 1,029.00 feet a distance of 41.99 feet through a central angle of 02°20'17" Chord: S01°10'09" W 41.99 feet; thence S02°20'17" W 9.23 feet to the point of beginning.

Contains: 2.19 acres +/-

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
UTAH RESIDING IN _____ COUNTY

MY COMMISSION NO. _____

PRINTED FULL NAME OF NOTARY

PRELIMINARY PLAT RIDGEVIEW POD "B"

SUBDIVISION
LOCATED IN THE SE1/4 AND NE1/4 OF SECTION 1, T5S, R1E,
DATUM: NGVD29
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

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

FOR REVIEW ONLY