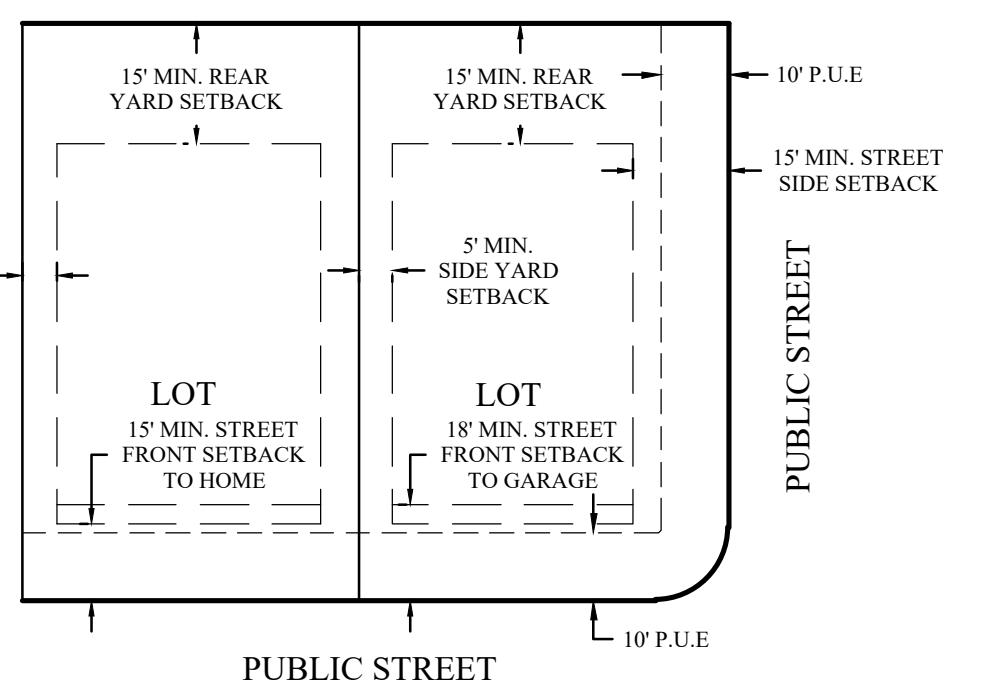


VICINITY MAP



TYPICAL BUILDING SETBACKS  
(COTTAGE LOTS - 3,500 S.F. MIN)

# RIDGEVIEW PLAT J

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

## GRAPHIC SCALE



## 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, parcels, together with easements, to be hereafter known as RIDGEVIEW PLAT J, 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  
LICENSE NO. 183395

DATE

## BOUNDARY DESCRIPTION

located in the Southeast Quarter and the Northeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian, being located in that Special Warranty Deed recorded November 5, 2021 as Entry 187942:201 in the Utah County Recorder's Office, more particularly described as follows:

Beginning at a point S0°0'61" E 048.45 feet along the Section line and S89°53'49" W 1220.18 feet from the East 1/4 Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian whence West 88.10 feet; thence N04°37'56" E 32.47 feet; thence N09°19'42" E 35.70 feet; thence N08°0'13" E 53.29 feet; thence N01°0'0" E 44.01 feet; thence N00°0'0" E 318.03 feet; thence along the arc of a curve to the right with a radius of 616.00 feet a distance of 116.59 feet through a central angle of 10°50'39"; Chord: N05°25'20" E 116.41 feet; thence N00°0'32" W 102.08 feet; thence N00°0'53" W 56.00 feet; thence S89°54'26" E 35.05 feet; thence N00°0'53" W 176.78 feet; thence N00°0'20" W 56.19 feet; thence N00°0'53" E 125.04 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 Special Warranty Deed S89°54'26" E 52.98 feet; thence South 683.32 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°46'55"; Chord: S03°53'28" W 64.06 feet; thence S07°46'55" E 13.23 feet; thence along the arc of a curve to the left with a radius of 528.00 feet a distance of 71.71 feet through a central angle of 07°46'54"; Chord: S03°53'28" W 71.66 feet; thence S00°0'0" W 344.01 feet; thence along the arc of a curve to the right with a radius of 272.00 feet a distance of 42.32 feet through a central angle of 08°54'52"; Chord: S04°27'27" W 42.28 feet; thence S08°54'53" W 63.56 feet; thence along the arc of a curve to the left with a radius of 328.00 feet a distance of 33.64 feet through a central angle of 05°52'35"; Chord: S05°58'36" W 33.63 feet to the point of beginning.

Contains: 2.37 acres +/-

## 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 HEREON 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 HEREON 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 HEREON, 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 AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS 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 \_\_\_\_\_

APPROVED BY ENGINEER \_\_\_\_\_

CLERK-RECORDER  
(SEE SEAL BELOW)

## HIGHLAND CITY ATTORNEY

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

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

## PLANNING COMMISSION APPROVAL

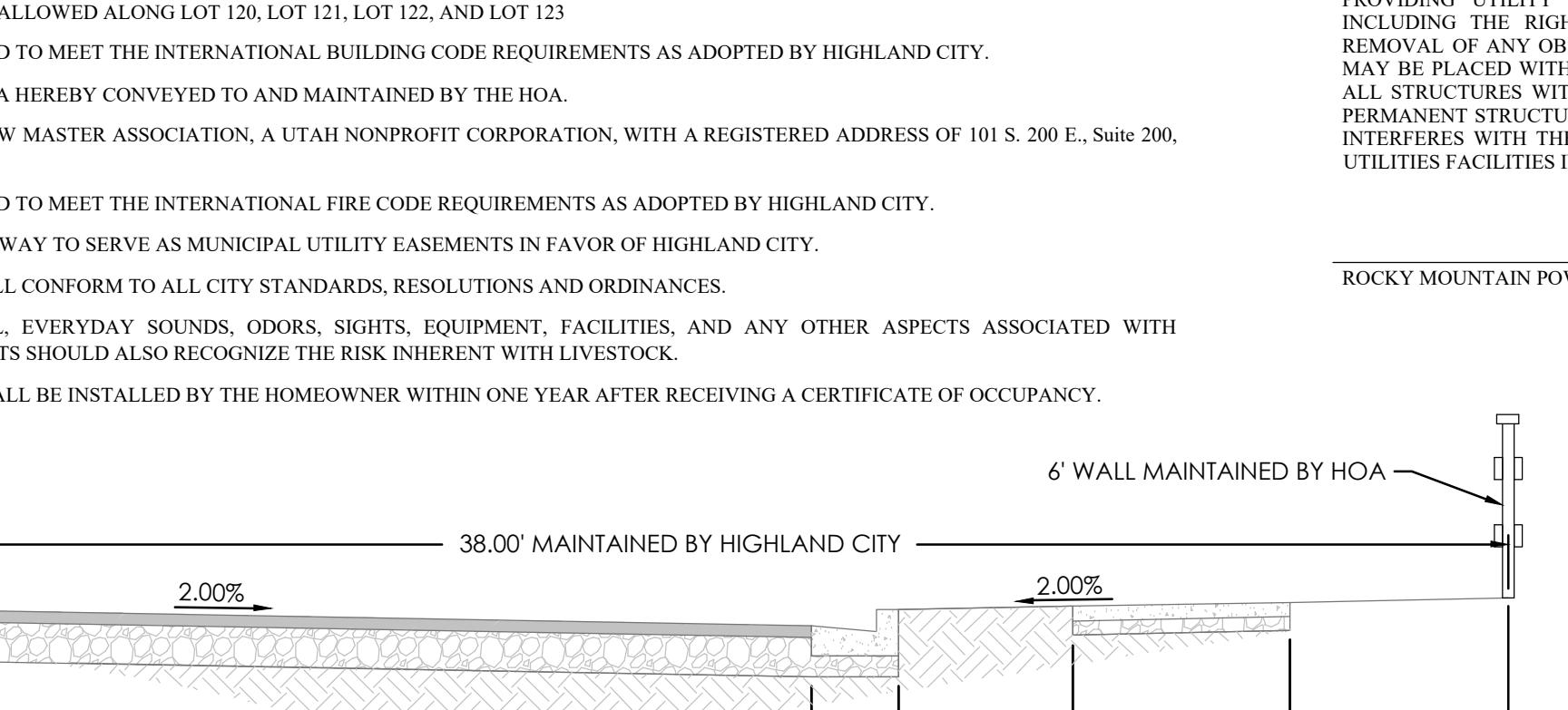
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_ BY THE HIGHLAND CITY PLANNING COMMISSION.

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

## RIDGEVIEW PLAT J

PLANNED UNIT DEVELOPMENT  
LOCATED IN THE SE1/4 OF SECTION 1, T5S, R1E,  
DATUM: NAD83

SALT LAKE BASE & MERIDIAN  
HIGHLAND CITY, UTAH COUNTY, UTAH



## 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 A HAZARD TO THE PUE. THE UTILITY SHALL REQUIRE THE LOT OWNER TO DEMOLISH ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE AT NO COST TO THE PERMANENT STRUCTURES BE PLACED WITHIN THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES FACILITIES IN THE PUE"

ROCKY MOUNTAIN POWER DATE

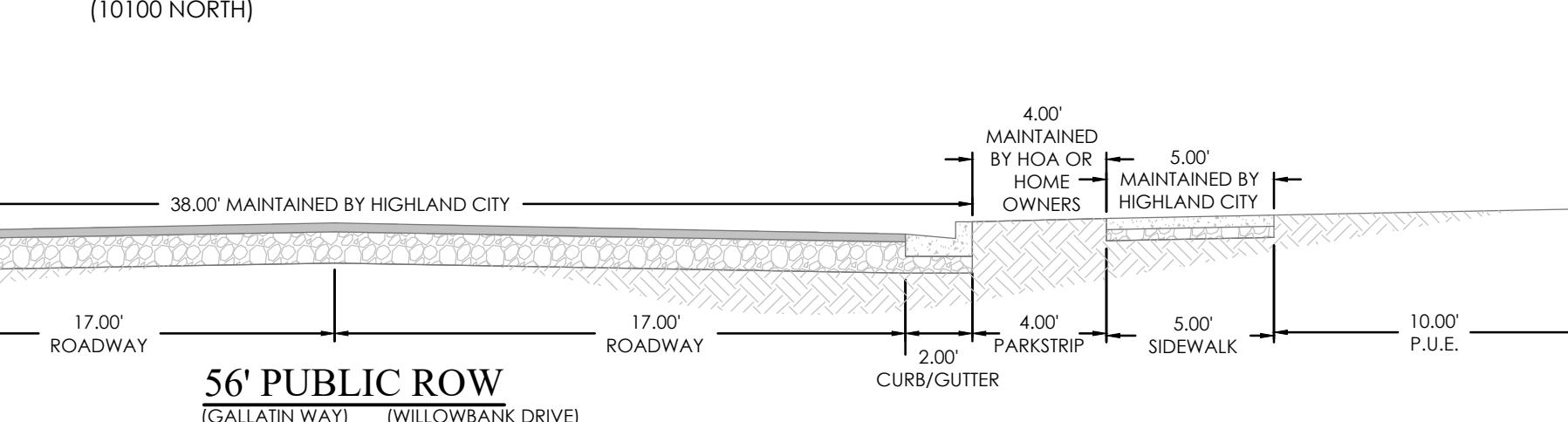
## LEGEND

—	BOUNDARY
- - -	SECTION LINE
—	EASEMENT
—	CENTERLINE
—	RIGHT-OF-WAY LINE
—	BUILDING SETBACK
—	EXISTING PROPERTY LINE
—	SECTION MONUMENT (FOUND)
●	SECTION MONUMENT (MARKER)
○	EXISTING STREET MONUMENT
(X)	MONUMENT POINT
■■■■■	10100 NORTH ST R.O.W. DEDICATION
■■■■■	LIMITED COMMON
■■■■■	PRIVATE OWNERSHIP

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

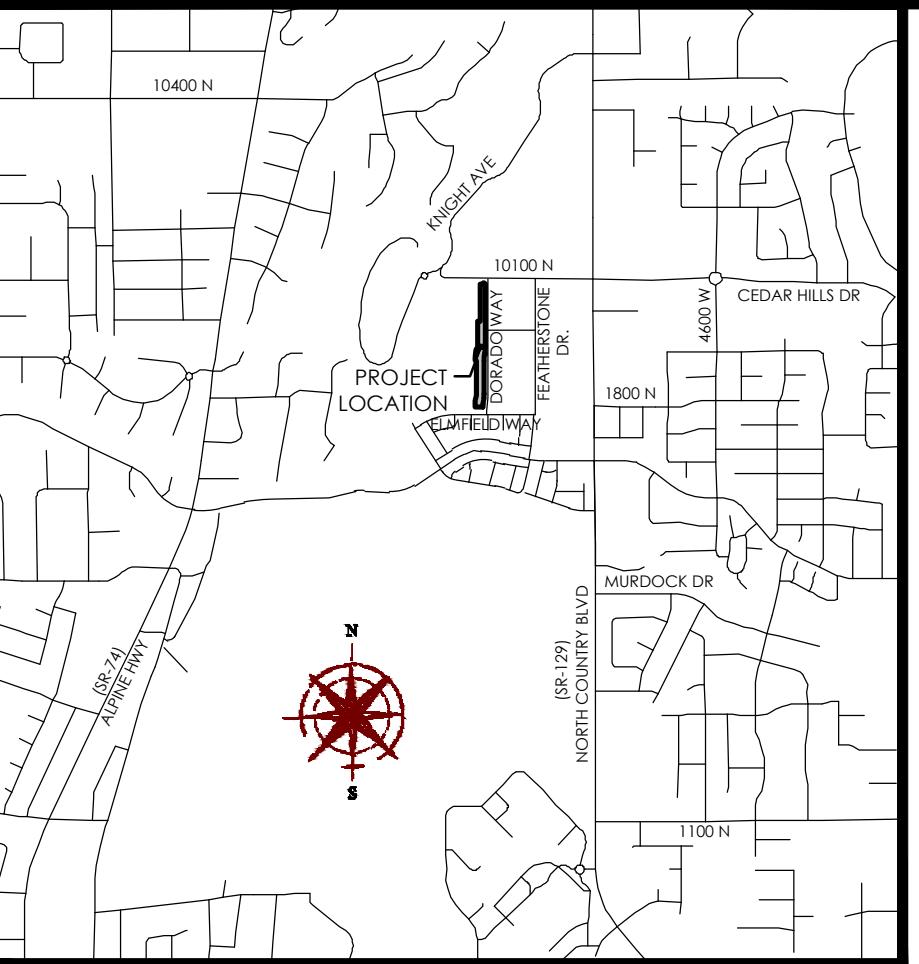
## 38' PUBLIC ROW - HALF WIDTH

(10100 NORTH)



N.T.S. 56' PUBLIC ROW (GALLATIN WAY) (WILLOWBANK DRIVE)

For Review



VICINITY MAP

N.T.S.

ALPINE SCHOOL DISTRICT  
ENTRY 13883  
BK 490 PG 367

W 10100 NORTH ST

WILLOWBANK DRIVE  
(PUBLIC - 56' ROW)

103  
102  
101

ONNYX AVENUE  
(PRIVATE - 28' ROW)

124  
125  
126  
127

RIDGEVIEW PLAT F  
ENTRY:

148  
147  
146  
145  
144

SOAPSTONE LANE  
(PRIVATE - 28' ROW)

134  
135  
136  
137  
138

GALLATIN WAY  
(PUBLIC - 56' ROW)

139  
140  
141  
142  
143

DORADO WAY  
(PUBLIC - 56' ROW)

448  
447  
446  
445  
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443  
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428

CH=S3°53'28" W 64.06'

R=472.00'  
Δ=7°46'55"  
L=64.11'

CH=S3°53'28" W 71.66'

R=528.00'  
Δ=7°46'54"  
L=71.71'

CH=S3°53'28" W 116.41'

R=616.00'  
Δ=10°50'39"  
L=116.59'

CH=N5°25'20" E 116.41'

NO°00'00" E 302.08'

NO°00'00" E 318.03'

NO°00'01" E 44.01'

NO°00'01" E 53.29'

NO°19'42" E 35.70'

NO°37'56" E 32.47'

WILLOWBANK DRIVE  
(PUBLIC - 56' ROW)

450  
449  
448  
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429  
428

NO°05'34" W 125.04'

NO°02'05" W 56.19'

NO°05'34" W 176.78'

NO°05'34" W 35.05'

NO°05'34" W 56.00'

NO°05'34" W 66.00'

NO°05'34" W 116.41'

NO°05'34" W 116.59'

NO°05'34" W 13.83

NO°05'34" W 1