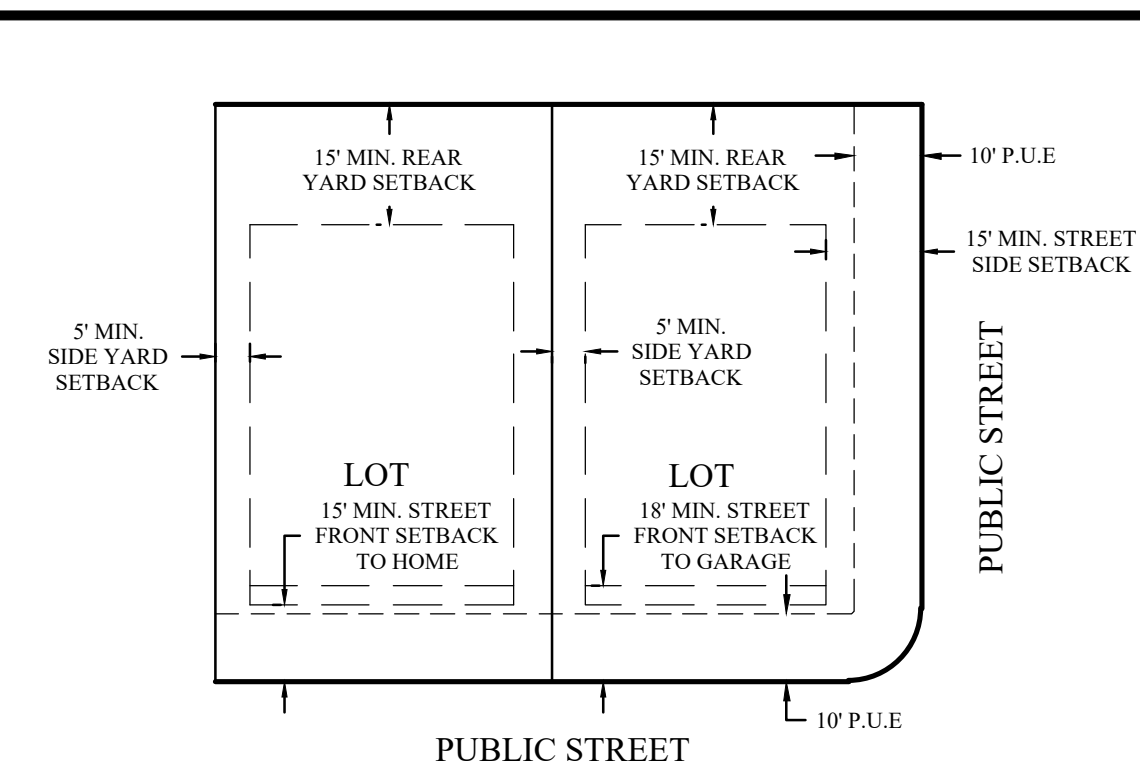




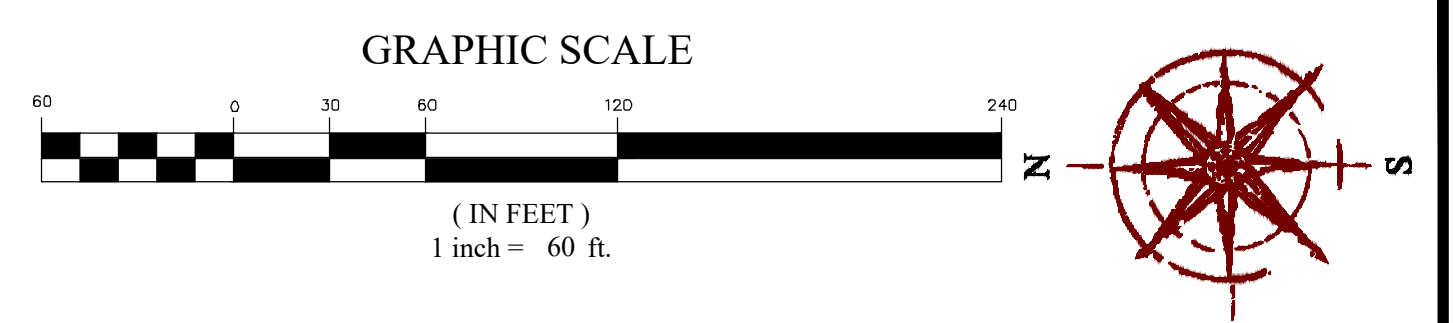
VICINITY MAP
N.T.S.



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



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, 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 187942:2021 in the Utah County Recorder's Office, more particularly described as follows:
Beginning at a point S09°06'11"E 648.45 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; thence West 88.10 feet; thence N04°37'56"E 32.47 feet; thence N09°19'42"E 35.70 feet; thence N08°01'32"E 53.29 feet; thence N01°09'05"E 44.01 feet; thence N00°00'01"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 North 302.08 feet; thence N00°05'34"E 56.00 feet; thence S89°54'26"E 35.05 feet; thence N00°05'34"W 176.78 feet; thence N00°02'05"W 56.19 feet; thence N00°05'34"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"W 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°00'01"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 HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE DIVIDED 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(1)(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 AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMYROULAS, 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 _____

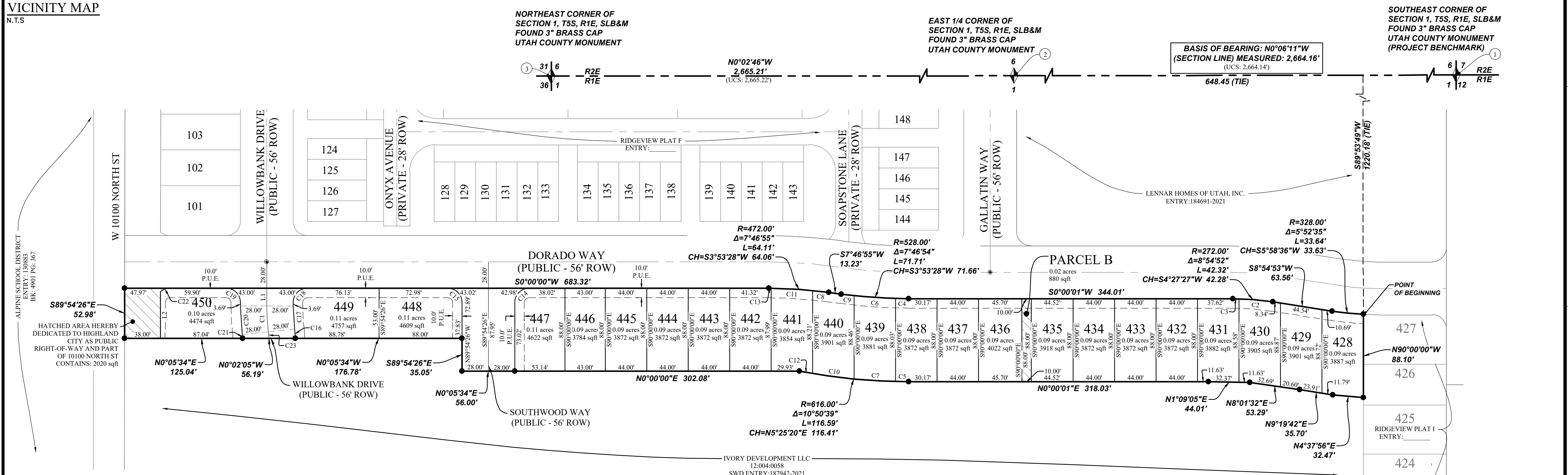
ACCEPTANCE BY LEGISLATIVE BODY
THE CITY COUNCIL OF HIGHLAND CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____.
APPROVED BY MAYOR _____ ATTEST _____
APPROVED BY ENGINEER _____ CLERK-RECORDER _____
(SEE SEAL BELOW) (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

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



CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	250.00	6°17'21"	27.44	N86°51'20"E	27.43
C2	272.00	7°34'10"	35.93	S05°07'48"W	35.91
C3	272.00	1°20'42"	6.39	S00°40'22"W	6.39
C4	528.00	1°30'02"	13.83	S00°45'02"W	13.83
C5	616.00	1°17'10"	13.83	N00°38'36"E	13.83
C6	528.00	4°47'14"	44.11	S03°53'40"W	44.10
C7	616.00	4°06'01"	44.08	N03°20'12"E	44.07
C8	472.00	2°06'22"	17.35	S06°43'44"W	17.35
C9	528.00	1°29'38"	13.77	S07°02'06"W	13.77
C10	616.00	4°07'42"	44.38	N07°27'03"E	44.37
C11	472.00	5°21'01"	44.08	S03°00'02"W	44.06
C12	616.00	1°19'45"	14.29	N10°10'47"E	14.29
C13	472.00	0°19'31"	2.68	S00°09'46"W	2.68
C14	15.00	89°54'26"	23.54	S44°57'13"E	21.20
C15	15.00	90°05'34"	23.59	S45°02'47"W	21.23
C16	278.00	2°05'55"	10.18	N84°45'37"E	10.18
C17	222.00	6°17'21"	24.37	N86°51'20"E	24.36
C18	15.00	90°00'00"	23.56	S45°00'00"E	21.21
C19	15.00	90°00'00"	23.56	S45°00'00"W	21.21
C20	278.00	6°17'21"	30.51	S86°51'20"W	30.50
C21	222.00	1°02'51"	4.06	S84°14'05"W	4.06
C22	15.00	41°43'03"	10.92	S20°51'31"E	10.68
C23	250.00	1°37'55"	7.12	N84°31'37"E	7.12

LINE	DIRECTION	LENGTH
L1	N90°00'00"E	18.69
L2	S89°54'26"E	49.23

Point #	Northing	Easting
1	10000.000	10000.000
2	12664.157	9995.208
3	15329.368	9993.059

DOMINION ENERGY UTAH
QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES 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 _____

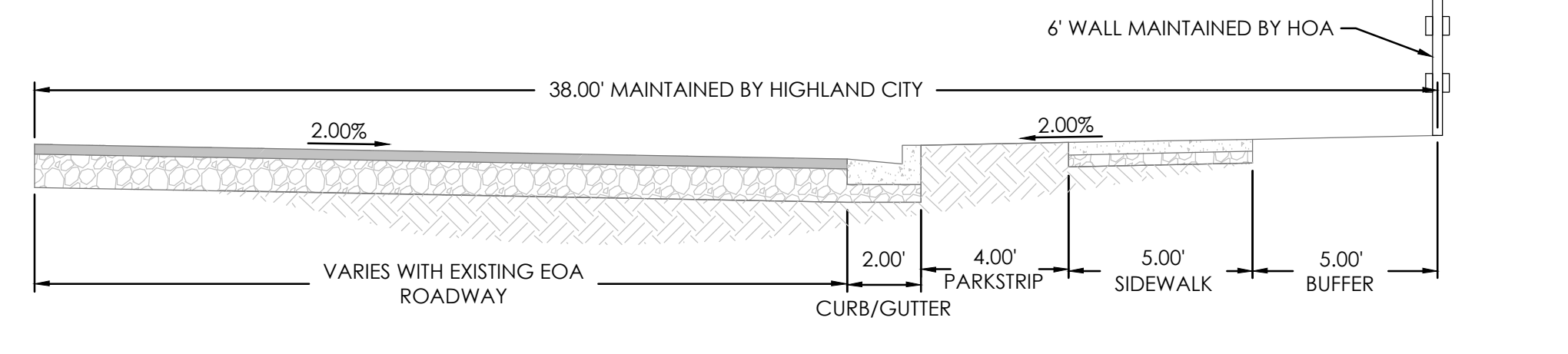
NOTES

- #5x2 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 PUBLIC UTILITY EASEMENTS PARTS HEREOF 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.
- NO VEHICULAR ACCESS TO DORADO WAY IS ALLOWED ALONG LOT 120, LOT 121, LOT 122, AND LOT 123
- ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL BUILDING CODE REQUIREMENTS AS ADOPTED BY HIGHLAND CITY.
- PARCEL A AND PARCEL B ARE COMMON AREA HEREBY CONVEYED TO AND MAINTAINED BY THE HOA.
- HOMEOWNERS ASSOCIATION: THE RIDGEVIEW MASTER ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 101 S. 200 E., Suite 200, SALT LAKE CITY, UT. 84111.
- ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL FIRE CODE REQUIREMENTS AS ADOPTED BY HIGHLAND CITY.
- ALL COMMON AREAS AND PUBLIC RIGHT-OF-WAY TO SERVE AS MUNICIPAL UTILITY EASEMENTS IN FAVOR OF HIGHLAND CITY.
- 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.
- 70% OF THE FRONT YARD LANDSCAPING SHALL BE INSTALLED BY THE HOMEOWNER WITHIN ONE YEAR AFTER RECEIVING A CERTIFICATE OF OCCUPANCY.

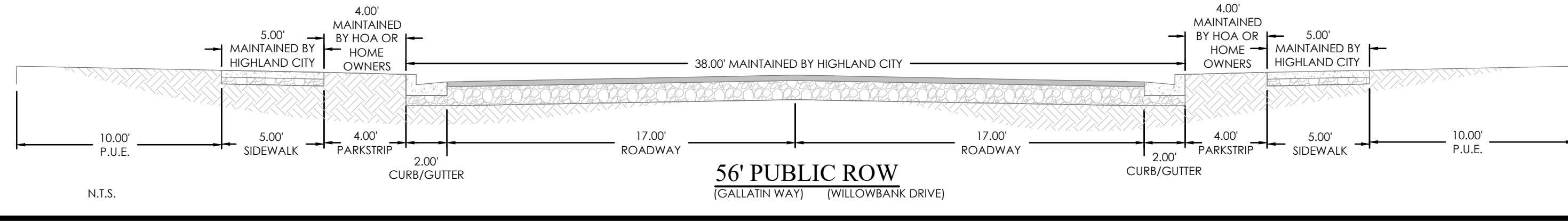
UTILITIES APPROVAL

"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."

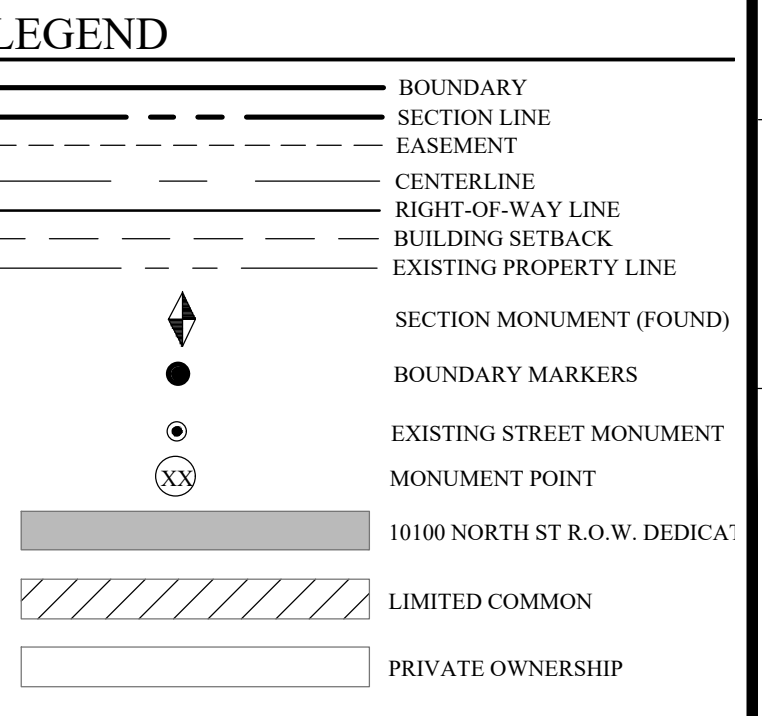
ROCKY MOUNTAIN POWER _____ DATE _____



38' PUBLIC ROW - HALF WIDTH
(10100 NORTH)



56' PUBLIC ROW
(GALLATIN WAY) (WILLOWBANK DRIVE)



PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, #390
MIDVALE, UTAH 84047 P.E. (801) 352-0075
www.focususlab.com

PREPARED FOR
IVORY DEVELOPMENT LLC
3340 NORTH CENTER STREET
LEHI, UTAH 84043
(801) 407-6841
CONTACT: BRAD MACKAY

For Review

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