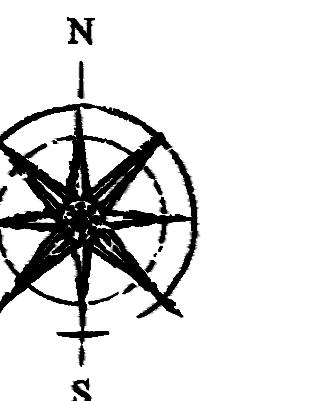
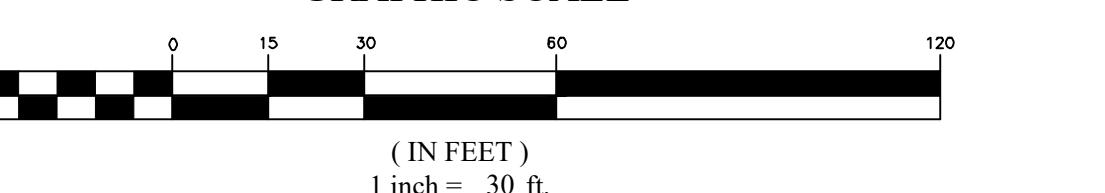


# RIDGEVIEW PLAT H-2

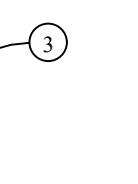
PLANNED UNIT DEVELOPMENT  
LOCATED IN THE SE1/4 AND NE1/4 OF SECTION 1, T5S, R1E,  
DATUM: NAD83  
SALT LAKE BASE & MERIDIAN  
HIGHLAND CITY, UTAH COUNTY, UTAH



## GRAPHIC SCALE



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



## 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, REQUIREMENTS 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.
- #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 AS ADOPTED BY HIGHLAND CITY.
- 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
C??	28.00	39°47'57"	19.45	S05°33'16"W 19.06
C1	200.00	7°21'06"	25.66	S13°17'09"E 25.64
C2	200.00	9°36'36"	33.55	N04°48'18"W 33.51
C3	42.00	90°00'00"	65.97	S28°03'19"W 59.40
C4	278.00	3°12'17"	15.55	N74°39'28"E 15.55
C5	278.00	13°44'24"	66.67	S83°07'48"W 66.51
C6	28.00	37°25'32"	18.29	N35°40'28"W 17.97
C7	28.00	90°01'01"	43.99	N28°02'49"E 39.60
C8	28.00	104°41'47"	51.16	N52°20'54"W 44.34
C10	56.00	90°00'00"	87.96	N28°03'19"E 79.20
C11	56.00	33°37'37"	32.87	N56°14'31"E 32.40
C12	214.00	0°44'26"	2.77	S00°22'13"E 2.77
C13	28.00	66°38'42"	32.57	S32°34'53"W 30.76
C14	56.00	56°22'33"	55.10	N11°14'31"E 52.90
C15	28.00	42°44'57"	20.89	S04°24'46"W 20.41
C16	28.00	42°43'56"	20.88	N04°25'17"E 20.40
C17	28.00	42°43'56"	20.88	N38°18'38"W 20.40
C18	28.00	73°47'45"	36.06	N36°09'27"E 33.62
C19	28.00	90°00'00"	43.98	N28°03'19"E 39.60
C20	28.00	7°09'03"	3.49	N69°28'48"E 3.49
C21	28.00	89°58'59"	43.97	S61°57'11"W 39.59
C23	28.00	89°58'59"	43.97	N61°57'11"W 39.59
C24	28.00	106°56'41"	52.26	N53°28'20"W 45.00
C25	28.00	5°22'33"	2.63	S75°44'36"W 2.63

Point Table		
Point #	Northing	Easting
1	10000.000	10000.000
2	12664.157	9995.208
3	15329.368	9993.059
4	12500.688	9784.525

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. HIGH TECH DRIVE, #200  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
www.focusutah.com

1 OF 1

**UTILITIES APPROVAL**

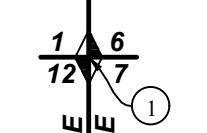
"UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REPAIRS AND MAINTENANCE ON THE SAME. THE OWNER OF THE UTILITY EASEMENT MAY BE PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE 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 WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES FACILITIES IN THE PUE."

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 DESCRIPTIVE 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  
DOMINION ENERGY UTAH

ROCKY MOUNTAIN POWER DATE  
CENTURY LINK DATE  
COMCAST DATE

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



1

6

2

7

1

## 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 H-2, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.

## FOR REVIEW ONLY

EVAN J. WOOD  
PROFESSIONAL LAND SURVEYOR  
LICENSE 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 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 98.19 feet along the Section line and S89°57'14"W 72.36 feet from the East Quarter Corner of Section 1, T5S, R1E, SLB&M; thence along 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 123.51 feet; thence West 60.76 feet; thence along the arc of a curve to the left with a radius of 278.00 feet a distance of 82.22 feet through a central angle of 16°56'41"; Chord: S81°31'40"W 81.92 feet; thence S73°02'19"W 279.83 feet; thence along the arc of a curve to the right with a radius of 222.00 feet a distance of 47.76 feet through a central angle of 12°19'38"; Chord: S79°13'08"W 47.67 feet; thence N16°57'42"E 119.43 feet; thence S73°02'19"W 235.67 feet; thence Southeasterly 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 the point of beginning.

Contains: 2.20 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(4)(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\_\_\_\_

(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 \_\_\_\_\_ 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

## 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

APPROVED BY ENGINEER

ATTEST  
CLERK-RECORDER  
(SEE SEAL BELOW)

## HIGHLAND CITY ATTORNEY

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

HIGHLAND CITY ATTORNEY

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

DIRECTOR, COMMUNITY DEVELOPMENT CHAIRMAN, PLANNING COMMISSION

## RIDGEVIEW PLAT H-2

### 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

## FOR REVIEW ONLY

1 OF 1

21-0576 Ridgeview Plat H (Boyer) design 21-0576.dwg