

## VICINITY MAP

## LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- STREET MONUMENT
- MONUMENT POINT
- COMMON AREA/OPEN SPACE
- PRIVATE OWNERSHIP
- LIMITED COMMON

## 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, C AND D 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 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

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

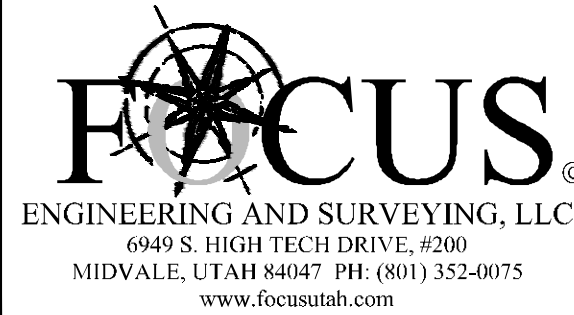
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_

BY \_\_\_\_\_

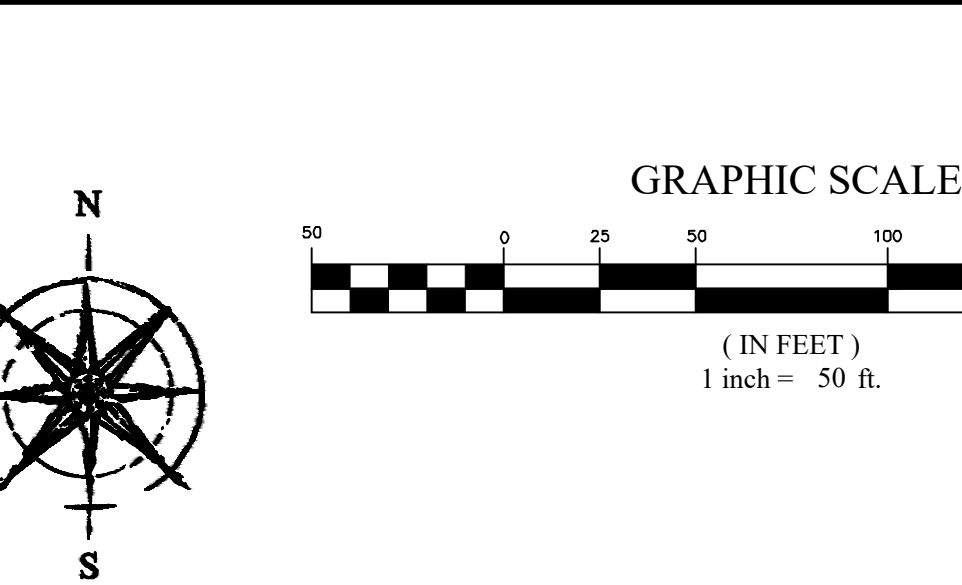
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PREPARED BY

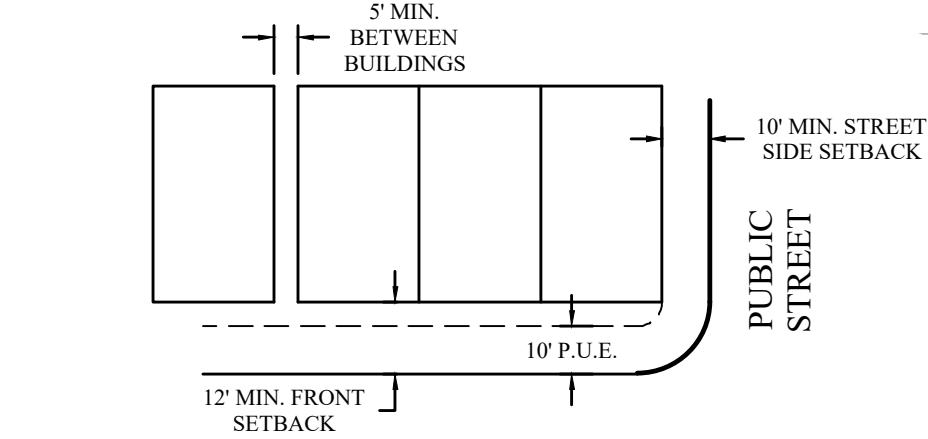


BOYER RIDGEVIEW COMMERCIAL L.C.  
101 SOUTH 200 EAST, SUITE 200  
SALT LAKE CITY, UTAH 84111  
(801) 521-4781  
CONTACT: SPENCER MOFFAT



Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C36	186.00	14°40'54"	47.66	S07°20'27"E
C37	28.00	90°00'00"	43.98	S45°00'00"W
C38	28.00	90°00'00"	43.98	N45°00'00"W
C39	28.00	109°24'19"	53.47	S54°42'09"W
C40	114.00	19°24'19"	38.61	N80°17'51"W
C41	28.00	45°04'13"	22.03	N67°27'53"W
C42	278.00	16°56'41"	82.22	N81°31'40"E
C43	28.00	44°59'42"	21.99	S37°10'45"E
C44	28.00	79°17'50"	38.75	S50°21'05"E
C45	28.00	90°00'00"	43.98	N45°00'00"E
C46	28.00	90°00'00"	43.98	S45°00'00"W
C47	28.00	90°00'00"	43.98	N45°00'00"W
C48	28.00	31°02'56"	15.17	N74°28'32"W
C49	86.00	15°16'51"	22.94	S82°21'34"E
C50	28.00	90°00'00"	43.98	N45°00'00"E
C51	28.00	90°00'00"	43.98	S45°00'00"W
C52	28.00	90°00'00"	43.98	S45°00'00"E
C53	28.00	90°00'00"	43.98	S45°00'00"W
C54	28.00	90°00'00"	43.98	N45°00'00"W
C55	28.00	58°57'04"	28.81	S29°28'32"E
C56	114.00	38°12'34"	76.02	N70°53'43"W
C57	86.00	14°32'48"	21.83	N59°03'49"W
C58	250.00	16°56'41"	73.93	S81°31'40"W
C59	250.00	16°56'41"	73.93	S81°31'40"W
C60	222.00	16°56'41"	65.65	N81°31'40"E
C61	222.00	5°07'16"	19.84	S75°36'58"W
C62	200.00	16°57'42"	59.21	N08°28'51"W
C63	50.00	38°12'34"	33.34	S19°06'17"W
C64	100.00	38°12'34"	66.69	N70°53'43"W
C65	100.00	38°12'34"	66.69	N70°53'43"W
C66	28.00	79°27'42"	38.80	N39°41'51"W
C67	28.00	10°42'10"	5.23	S05°21'05"E
C68	28.00	13°04'08"	6.39	S08°06'03"E
C69	214.00	14°38'07"	54.66	S07°19'04"E
C70	28.00	35°11'23"	17.20	S16°01'42"W
C71	28.00	10°36'18"	5.18	N84°41'51"W
C72	28.00	60°29'45"	29.56	S30°14'52"W
C73	28.00	29°30'15"	14.42	S75°14'52"W
C74	64.00	25°11'57"	28.15	S12°35'59"W
C75	28.00	88°16'11"	43.14	S18°56'08"E
C76	86.00	11°38'55"	17.48	N68°53'41"W
C77	86.00	26°55'46"	40.42	S76°32'07"E
C78	28.00	60°40'32"	29.65	S30°20'16"W
C79	28.00	29°19'28"	14.33	S75°20'16"W
C80	28.00	30°51'58"	15.08	S74°34'01"E
C81	28.00	59°08'02"	28.90	S29°34'01"E
C82	28.00	48°15'30"	23.58	S09°29'38"W
C83	86.00	38°12'34"	57.35	N70°53'43"W
C84	86.00	23°39'47"	35.52	N78°10'07"W
C85	28.00	44°40'20"	21.83	S67°39'50"W

Line Table			Point Table		
LINE	DIRECTION	LENGTH	Point #	Northing	Easting
L5	N90°00'00"W	6.22	1	10000.000	10000.000
L6	S16°57'42"E	12.70	2	12664.157	9995.208
L7	S38°12'34"W	22.41	3	15329.368	9993.059
L8	N90°00'00"W	26.95	4	12500.688	9784.525
L9	N90°00'00"W	6.94			

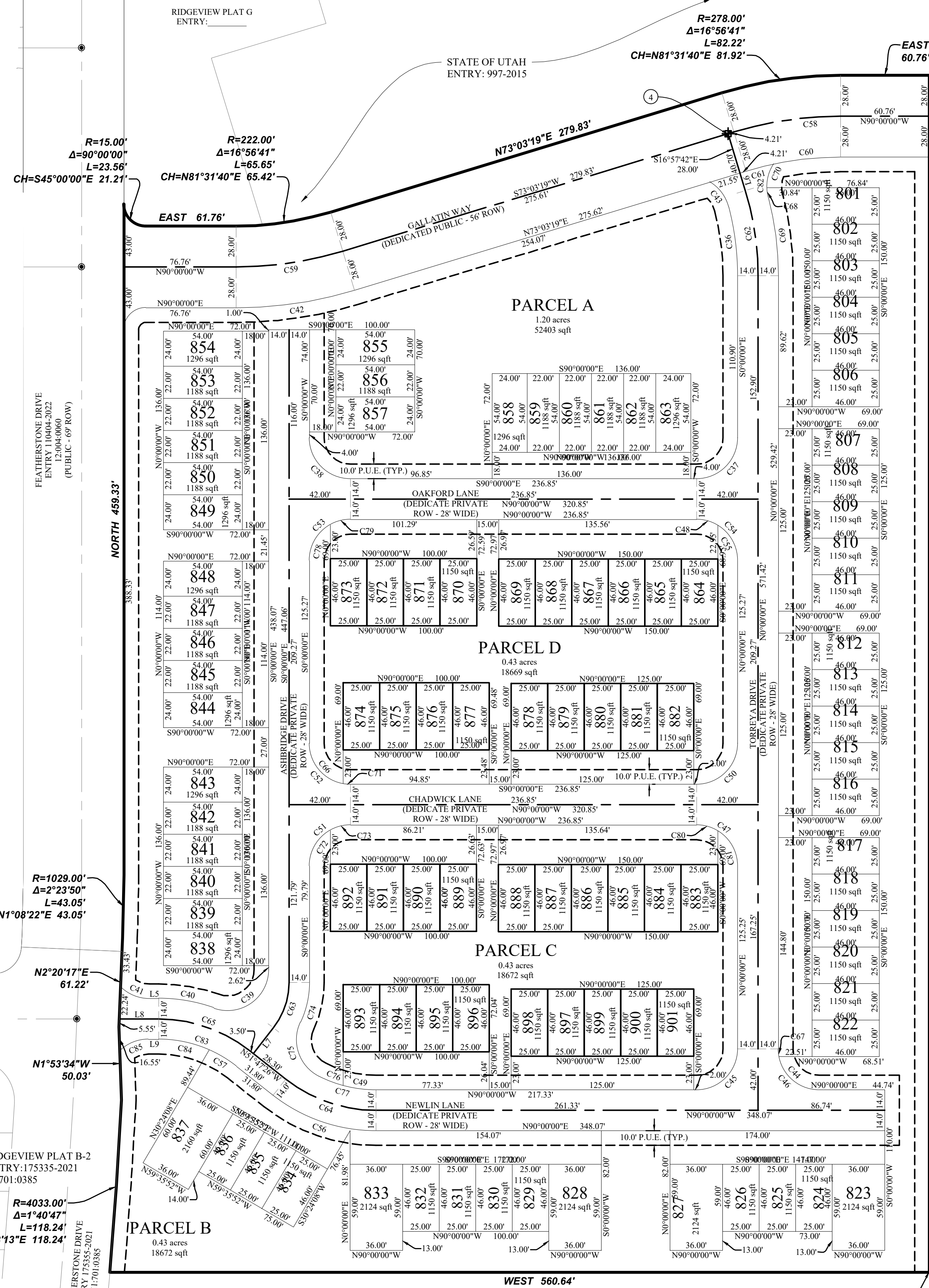


## TYPICAL BUILDING SETBACKS (TOWNHOME LOTS)

N.T.S.

# RIDGEVIEW PLAT H-1

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



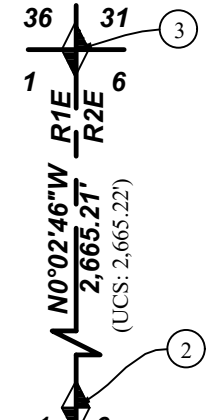
## UTILITIES APPROVAL

"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 PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNERS 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

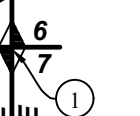
NORTHEAST CORNER OF  
SECTION 1, T5S, R1E, SLB&M  
FOUND 3" BRASS CAP  
UTAH COUNTY MONUMENT



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

BASIS OF BEARING: N00°06'11"W  
(SECTION LINE MEASURED: 2,664.16'  
(C.S. 2,664.16'))

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



# FOR REVIEW ONLY

## 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, parcel, together with easements, to be hereafter known as RIDGEVIEW PLAT H-1, 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 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°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 three (3) courses: (1) northerly along the arc of a non-tangent curve to the left having a radius of 4,033.00 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"E 118.24 feet; thence (2) N01°53'34"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 43.05 feet through a central angle of 02°23'50" Chord: N01°08'22"E 43.05 feet; thence North 459.33 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: East) 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 65.65 feet through a central angle of 16°56'41" Chord: N81°31'40"E 65.42 feet; thence N73°03'19"E 279.83 feet; thence along the arc of a curve to the right with a radius of 278.00 feet a distance of 82.22 feet through a central angle of 16°56'41" Chord: N81°31'40"E 81.92 feet to said westerly right-of-way line of North County Boulevard (SR-129); thence along said westerly right-of-way South 819.78 feet to the point of beginning.

Contains: 9.73 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(1)(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 \_\_\_\_ 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

## 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  
(SEE SEAL BELOW)

ATTEST  
(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 H-1

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 STAMP

Z:\\_2021\2021-0576 Ridgeview Plat H (Boyer)\design 21-0576.dwg sheets\C2.0 - Final Plat H.dwg





## VICINITY MAP

N.T.S.

## NOTES

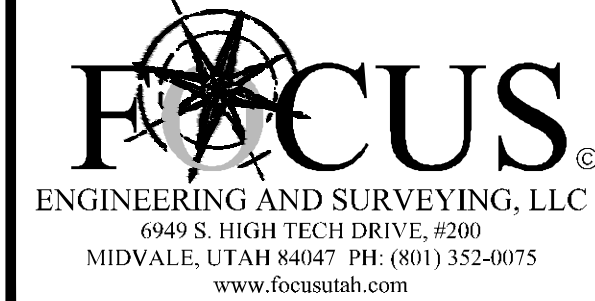
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- PRIVATE ROADS WILL BE OWNED AND MAINTAINED BY THE RIDGEVIEW TOWNHOMES HOMEOWNERS ASSOCIATION, INC..
- ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C???	28.00	39°47'57"	19.45	S05°53'16"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°34'55"W	30.76
C14	56.00	56°22'23"	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"E	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

## OWNER/DEVELOPER

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

## PREPARED BY



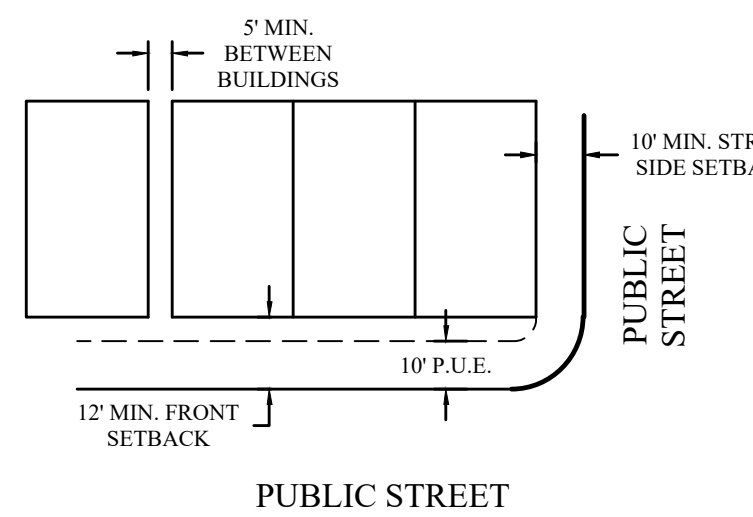
6949 S. HIGH TECH DRIVE, #200  
MIDVALE, UTAH 84047 PH: (801) 352-0075  
www.focusutah.com

1 OF 1

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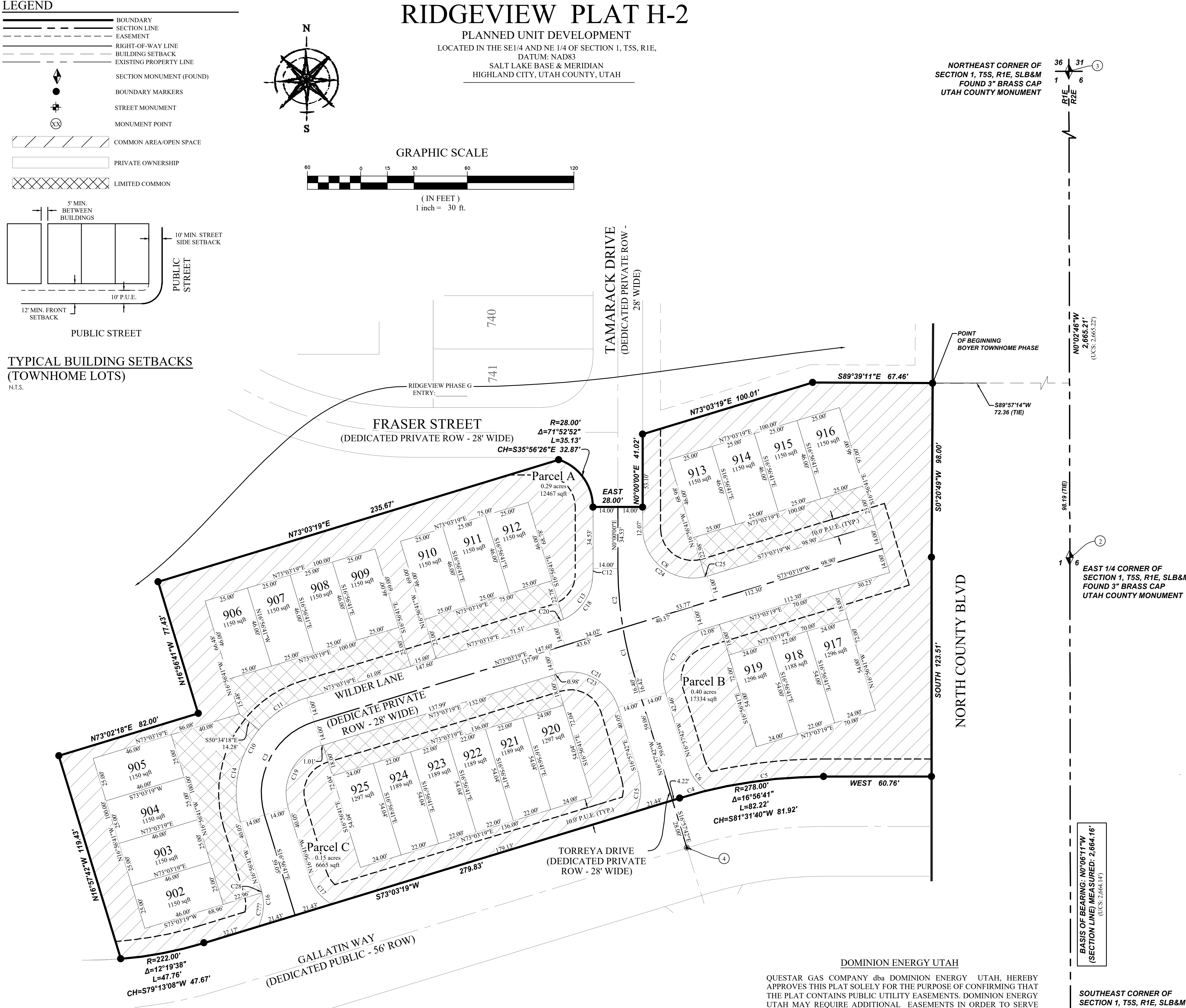
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- COMMON AREA/OPEN SPACE
- PRIVATE OWNERSHIP
- LIMITED COMMON



## TYPICAL BUILDING SETBACKS (TOWNHOME LOTS)

N.T.S.



## 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

## 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
CENTURY LINK	DATE
COMCAST	DATE

## 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 \_\_\_\_\_

## 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, parcel, 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°03'19"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"W 119.43 feet; thence N73°02'18"E 82.00 feet; thence N16°56'41"W 77.43 feet; thence N73°03'19"E 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 HERON 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(1)(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, 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 \_\_\_\_\_

## 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  
(SEE SEAL BELOW)

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 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

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