

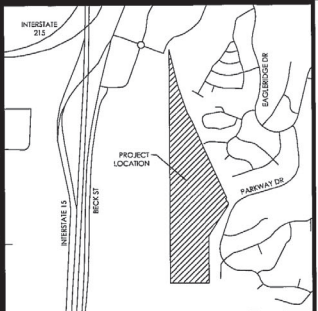
THE RIDGE SUBDIVISION P.U.D.

FINAL PLAT

LOCATED IN THE SW 1/4 OF SECTION 12 & NW 1/4 OF SECTION 13 T1N, R1W, S12E
SALT LAKE BASE & MERIDIAN
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

2 OF 7

EDGEWOOD ESTATES
PHASE 2, PLAT
ENTRY #2151572 DC #3990 PG #1272



VICINITY MAP

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- PORE-OF-WAY LINE
- EXISTING PROPERTY LINE
- STABLE PUBLIC UTILITY AND DRAINAGE BASEMENT
- LOT LINE
- CENTER LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS



GRAPHIC SCALE

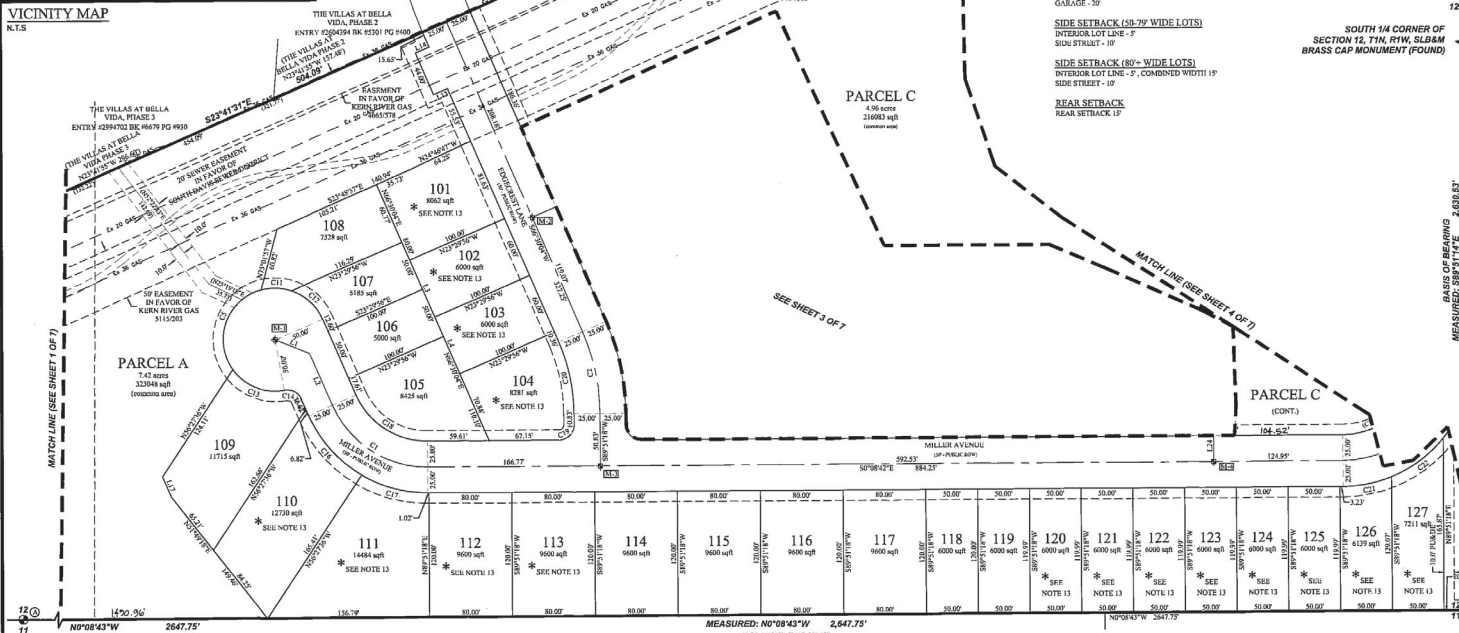
1 inch = 60 ft.

NOTES:

- AT THE TIME OF RECORDING THIS SUBDIVISION IS LOCATED ADJACENT TO AN ACTIVE SURFACE MINING OPERATION. THAT MINING OPERATION MAY PRODUCE VIBRATION, NOISE, AND DUST. THE OPERATION MAY UTILIZE BLASTING WHICH MAY BE NOTICEABLE TO RESIDENTS WITHIN THE AREA, SUCH AS GROUND VIBRATIONS OR AIR PRESSURE VIBRATIONS.
- IN COMPLIANCE WITH STATE CODE 195A-904, THE FOLLOWING NOTICE IS REQUIRED:
"VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS
THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS IN WHICH CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH OPERATIONS MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE CRITICAL INFRASTRUCTURE MATERIALS PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE THAT MAY RESULT FROM SUCH NORMAL CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS."
- UPON ACCEPTANCE OF A PURCHASE OFFER ON ANY LOT WITHIN THIS SUBDIVISION, THE BUYER IS REQUIRED TO PROVIDE TO THE PROSPECTIVE OWNERS, FOR REVIEW DURING THE DUE DILIGENCE PERIOD OF THIS SALES CONTRACT, A COPY OF THE DISCLOSURE RECORDED UPON EACH LOT AT THE OFFICE OF THE DAVIS COUNTY RECORDER, ENTITLED "NOTICE OF PROXIMITY TO A MINING OPERATION", INCLUDING THE CURRENT CONTACT INFORMATION FOR THE ADJACENT MINING OPERATIONS.
- APPROVAL OF THIS PLAT DEVELOPMENT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITION NOR THE LOCATION OR DEPTHS OF GROUNDWATER TABLES.
- IN ACCORDANCE WITH CITY CODE 10-2.4 ALL LOTS ARE REQUIRED TO SUBMIT WITH APPLICATION FOR BUILDING PERMIT, A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 14 OF THE INTERNATIONAL BUILDING CODE (IBC) AND ANY ENGINEERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILITY, STRUCTURAL COMPONENTS, LANDSCAPING, OR ANY OTHER GEOLOGIC HAZARD MITIGATION SPECIFIED.
- ALL COMMON AREA PARCELS (PARCELS A-D) ARE ALSO A UTILITY AND ACCESS EASEMENT IN FAVOR OF THE CITY OF NORTH SALT LAKE WHICH INCLUDES TRAIL CONSTRUCTION AND MAINTENANCE AS WELL AS DETENTION POND MAINTENANCE.
- TRAIL ALIGNMENT SHOWN IS PRELIMINARY AND FINAL ALIGNMENT OF TRAIL TO BE APPROVED BY CITY ENGINEER.
- ALL COORDINATES SHOWN ARE BASED ON THE DAVIS COUNTY SURVEYORS OFFICE DATUM.
- ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PULDS) SHOWN HEREON ARE A TYPICAL 10' WIDE FRONT AND REAR YARD AND 2' WIDE SIDE YARD, UNLESS OTHERWISE NOTED.
- ALL LOTS WITH LESS THAN 30 FEET OF FRONTAGE AT THE PROPERTY LINE CAN HAVE A MAXIMUM OF A 20' WIDE CURB CUT FOR THE DRIVEWAY.
- EACH LOT IS TO BE GRADED SUCH THAT NO STORM WATER DRAINS FROM LOT TO LOT WITHOUT BEING DIRECTED TO A SHARED REAR YARD SWALE WHICH WILL BE MAINTAINED BY THE H.O.A.
- ALL WATERLINES WITHIN PRIVATE ROADWAYS ARE TO BE OWNED AND MAINTAINED BY THE H.O.A.
- LOTS 90, 102, 104, 106, 110, 112, 113, 121, 122, 123, 124, 125, 126, 127, 129, 130, 131, 132, 133, 134, 135, 136, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 220, 221, 222, 223, 224, 225, 226, 238, 239, 240, 241, 242, 243, & 244 WILL REQUIRE ENGINEERED SITE PLANS FOR ANY ACCESSORY STRUCTURE ON THE LOT TO INSURE THE STABILITY OF THE RETAINING WALLS AND SLOPE OF THE LOT.

LOT SETBACKS:

- SINGLE FAMILY LOTS:**
FRONT SETBACK
 EASEMENT IN FAVOR OF LIVING AREA FRONT - 12'
 GARAGE - 30'
- SIDE SETBACK (50-79' WIDE LOTS)**
 INTERIOR LOT LINE - 5'
 SIDE STREET - 10'
- SIDE SETBACK (80+ WIDE LOTS)**
 INTERIOR LOT LINE - 5', COMBINED WIDTH 15'
 SIDE STREET - 10'
- REAR SETBACK**
 REAR SETBACK 12'



MEASURED: N0°08'43"W 2,647.75'

SOUTHWEST CORNER OF SECTION 12, T1N, R1W, S12E
BRASS CAP MONUMENT (FOUND)

FOCUS
 ENGINEERING AND SURVEYING, LLC
 6949 SOUTH HIGH TECH DRIVE SUITE 200
 MIDVALE, UT 84047 PH: (801) 352-0075
 www.focusutah.com

This plat is made solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with actual survey.



RECORDED # 2145812
 STATE OF UTAH, COUNTY OF DAVIS
 RECORDED AND FILED AT THE REQUEST OF
 North Salt Lake City
 DATE 9-10-19 TIME 12:34 BOOK 2343 PAGE 249
 \$644.00
 FEE
 Richard M. Maughan
 COUNTY RECORDER

2-8118

2_201818-110 Corrine KSL_Venish_VINA_V2.2 - FINAL PLOT - PHASE 1.dwg

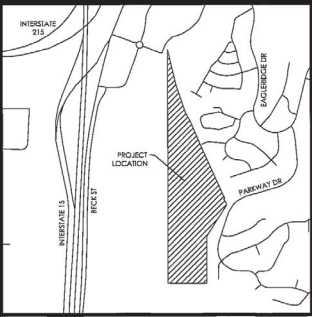
P118-3

P118-5

THE RIDGE SUBDIVISION P.U.D.

FINAL PLAT

LOCATED IN THE SW 1/4 OF SECTION 12 & NW 1/4 OF SECTION 13 T1N, R1W,
SALT LAKE BASE & MERIDIAN
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH
3 OF 7



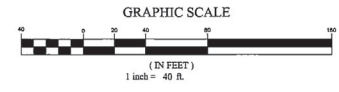
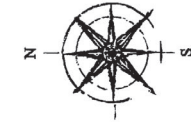
VICINITY MAP
N.T.S.

6118-3



LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- DISTRICT OF WAY LINE
- EXISTING PROPERTY LINE
- FILEABLE (PUBLIC UTILITY AND DRAINAGE EASEMENT)
- LOT LINE
- CENTER LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS



- NOTES:
- AT THE TIME OF RECORDING THIS SUBDIVISION IS LOCATED ADJACENT TO AN ACTIVE SURFACE MINING OPERATION. THAT MINING OPERATION MAY PRODUCE VIBRATION, NOISE, AND DUST. THE OPERATION MAY UTILIZE BLEASTING WHICH MAY BE NOTICEABLE TO RESIDENTS WITHIN THE AREA. SUCH AS GROUND VIBRATIONS OR AIR PRESSURE VIBRATIONS.
 - IN COMPLIANCE WITH STATE CODE 19-9A-904, THE FOLLOWING NOTICE IS REQUIRED:
VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS
THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS IN WHICH CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH OPERATIONS MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE CRITICAL INFRASTRUCTURE MATERIALS PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE THAT MAY RESULT FROM SUCH NORMAL CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS.
 - UPON ACCEPTANCE OF A PURCHASE OFFER ON ANY LOT WITHIN THIS SUBDIVISION, THE SELLER IS REQUIRED TO PROVIDE TO THE PROSPECTIVE OWNERS, FOR REVIEW DURING THE DUE DILIGENCE PERIOD OF THE SALES CONTRACT, A COPY OF THE DISCLOSURE RECORDED UPON EACH LOT AT THE OFFICE OF THE DAVIS COUNTY RECORDER, ENTITLED "NOTICE OF PROXIMITY TO A MINING OPERATION" INCLUDING THE CURRENT CONTACT INFORMATION FOR THE ADJACENT MINING OPERATIONS.
 - APPROVAL OF THIS PLAT DEVELOPMENT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ADJACENCY OF SUB SURFACE SOIL CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
 - IN ACCORDANCE WITH CITY CODE 10-12.4 ALL LOTS ARE REQUIRED TO SUBMIT WITH APPLICATION FOR BUILDING PERMITS A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE (IBC) AND ANY ENGINEERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILITY, STRUCTURAL COMPONENTS, LANDSCAPING, OR ANY OTHER GEOLOGIC HAZARD MITIGATION SPECIFIED.
 - ALL COMMON AREA PARCELS (PARCELS A-D) ARE ALSO A UTILITY AND ACCESS EASEMENT IN FAVOR OF THE CITY OF NORTH SALT LAKE, WHICH INCLUDES TRAIL CONSTRUCTION AND MAINTENANCE AS WELL AS DETENTION POND MAINTENANCE.
 - TRAIL ALIGNMENT SHOWN IS PRELIMINARY AND FINAL ALIGNMENT OF TRAIL TO BE APPROVED BY CITY ENGINEER.
 - ALL COORDINATES SHOWN ARE BASED ON THE DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
 - ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (PLUED) SHOWN HEREON ARE A TYPICAL 10' WIDE FRONT AND REAR YARD AND 5' WIDE SIDE YARD, UNLESS OTHERWISE NOTED.
 - ALL LOTS WITH LESS THAN 99 FEET OF FRONTAGE AT THE PROPERTY LINE CAN HAVE A MAXIMUM OF A 30' WIDE CURB CUT FOR THE DRIVEWAY.
 - EACH LOT IS TO BE GRADED SUCH THAT NO STORM WATER DRAINS FROM LOT TO LOT WITHOUT BEING DIRECTED TO A SHARED REAR YARD SWALE WHICH WILL BE MAINTAINED BY THE H.O.A.
 - ALL WATERLINES WITHIN PRIVATE ROADWAYS ARE TO BE OWNED AND MAINTAINED BY THE H.O.A.
 - LOTS 101, 102, 103, 104, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 241, 242, 243, 244 WILL REQUIRE ENGINEERED SITE PLANS FOR ANY ACCESSORY STRUCTURE ON THE LOT TO INSURE THE STABILITY OF THE RETAINING WALLS AND SLOPE OF THE LOT.

LOT SETBACKS:

- SINGLE FAMILY LOTS:**
FRONT SETBACK
 LIVING AREA/PORCH - 12'
 GARAGE - 20'
- SIDE SETBACK (50'-79' WIDE LOTS)**
 INTERIOR LOT LINE - 5'
 SIDE STREET - 10'
- SIDE SETBACK (80'- WIDE LOTS)**
 INTERIOR LOT LINE - 5', COMBINED WIDTH 10'
 SIDE STREET - 10'
- REAR SETBACK**
 REAR SETBACK 12'

This plat is made solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with actual survey.



RECORDED # 318581A
 STATE OF UTAH, COUNTY OF DAVIS
 RECORDED AND FILED AT THE REQUEST OF
North Salt Lake City
 DATE 9-10-19 TIME 12:24 BOOK 2343 PAGE 720
3.004 00
 FEE
Ruthann Thompson
 COUNTY RECORDER

E-811d

E-811d

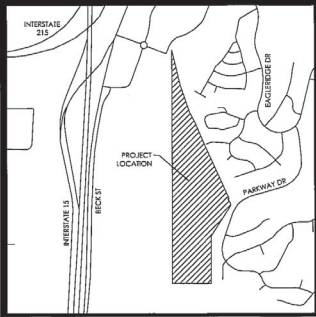
2. C:\2019\10-10-Correns_NSL_Vintage_10-10-19\03\03\Barrens\YMA\12-3 - FINAL PLAT - PHASE 3.dwg

THE RIDGE SUBDIVISION P.U.D.

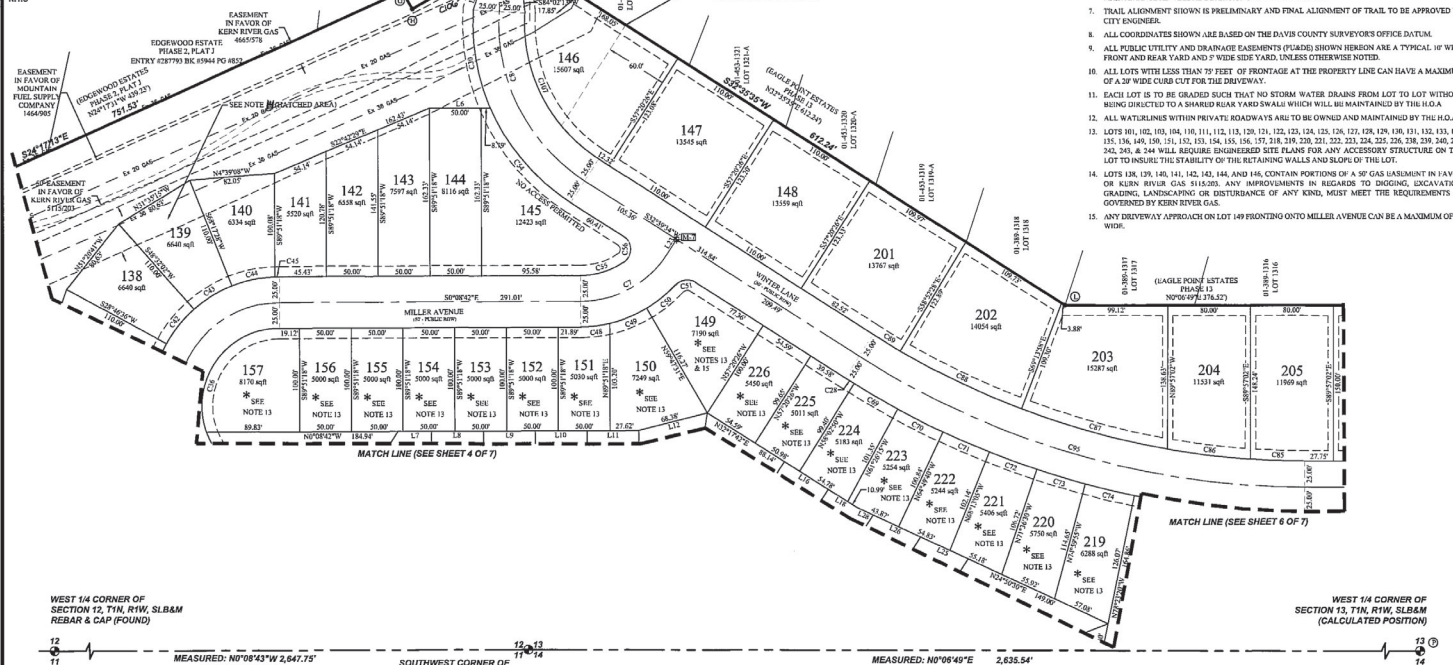
FINAL PLAT

LOCATED IN THE SW 1/4 OF SECTION 12 & NW 1/4 OF SECTION 13 T1N, R1W,
SALT LAKE BASE & MERIDIAN
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

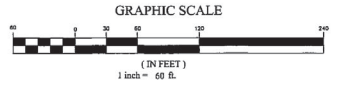
5 OF 7



VICINITY MAP



- NOTES:
- AT THE TIME OF RECORDING THIS SUBDIVISION IS LOCATED ADJACENT TO AN ACTIVE SURFACE MINING OPERATION THAT MINING OPERATION MAY PRODUCE VIBRATION, NOISE, AND DUST. THE OPERATION MAY UTILIZE BLASTING WHICH MAY BE NOTICEABLE TO RESIDENTS WITHIN THE AREA, SUCH AS GROUND VIBRATIONS OR AIR PRESSURE VIBRATIONS.
 - IN COMPLIANCE WITH UTAH STATE CODE 19A-8A-904, THE FOLLOWING NOTICE IS REQUIRED:
VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS
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 - UPON ACCEPTANCE OF A PURCHASE OFFER ON ANY LOT WITHIN THIS SUBDIVISION, THE SELLER IS REQUIRED TO PROVIDE TO THE PROSPECTIVE OWNERS, FOR REVIEW DURING THE DUE DILIGENCE PERIOD OF THE SALES CONTRACT, A COPY OF THE DISCLOSURE RECORDED UPON EACH LOT AT THE OFFICE OF THE DAVIS COUNTY RECORDER, ENTITLED "NOTICE OF PROXIMITY TO A MINING OPERATION", INCLUDING THE CURRENT CONTACT INFORMATION FOR THE ADJACENT MINING OPERATIONS.
 - APPROVAL OF THIS PLAT DEVELOPMENT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ADEQUACY OF SUB SURFACE SOIL CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
 - IN ACCORDANCE WITH CITY CODE 10-12-1 ALL LOTS ARE REQUIRED TO SUBMIT WITH APPLICATION FOR BUILDING PERMIT: A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE (IBC) AND ANY ENGINEERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILITY, STRUCTURAL COMPONENTS, LANDSCAPING, OR ANY OTHER GEOLOGIC HAZARD MITIGATION SPECIFIED.
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 - ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (EASED) SHOWN HEREON ARE A TYPICAL 10' WIDE FRONT AND REAR YARD AND 5' WIDE SIDE YARD, UNLESS OTHERWISE NOTED.
 - ALL LOTS WITH LESS THAN 75 FEET OF FRONTAGE AT THE PROPERTY LINE CAN HAVE A MAXIMUM OF 2" WIDE CURB CUT FOR THE DRIVEWAY.
 - EACH LOT IS TO BE GRADED SUCH THAT NO STORM WATER DRAINS FROM LOT TO LOT WITHOUT BEING DIRECTED TO A SHARED REAR YARD SWALI WHICH WILL BE MAINTAINED BY THE H.O.A.
 - ALL WATERLINES WITHIN PRIVATE ROADWAYS ARE TO BE OWNED AND MAINTAINED BY THE H.O.A.
 - LOTS 90, 102, 104, 106, 111, 112, 113, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 145, 146, 148, 151, 152, 153, 154, 155, 156, 171, 218, 219, 220, 221, 222, 223, 224, 225, 226, 230, 240, 241, 242, 243, & 244 WILL REQUIRE ENGINEERED SITE PLANS FOR ANY ACCESSORY STRUCTURE ON THE LOT TO INSURE THE STABILITY OF THE RETAINING WALLS AND SLOPE OF THE LOT.
 - LOTS 128, 129, 140, 141, 142, 143, 144, AND 145 CONTAIN PORTIONS OF A 90' GAS EASEMENT IN FAVOR OF KERN RIVER GAS 8155205. ANY IMPROVEMENTS IN REGARDS TO DIGGING, EXCAVATION, GRADING, LANDSCAPING OR DISTURBANCE OF ANY KIND, MUST MEET THE REQUIREMENTS AS GOVERNED BY KERN RIVER GAS.
 - ANY DRIVEWAY APPROACH ON LOT 149 FRONTING ONTO MILLER AVENUE CAN BE A MAXIMUM OF 15' WIDE.



- LEGEND
- BOUNDARY
 - SECTION LINE
 - EASEMENT
 - RIGHT-OF-WAY LINE
 - EXISTING PROPERTY LINE
 - P.U.D. & E. (PUBLIC UTILITY AND DRAINAGE)
 - LOT LINE
 - CENTER LINE
 - SECTION MONUMENT (FOUND)
 - SECTION MONUMENT (TO BE SET)
 - STREET MONUMENT (TO BE SET)
 - BOUNDARY MARKERS

LOT SETBACKS:

- SINGLE FAMILY LOTS:
FRONT SETBACK
LIVING AREA/PORCH: 12'
GARAGE: 20'
- SIDE SETBACK (50-79' WIDE LOTS)
INTERIOR LOT LINE: 5'
SIDE STREET: 10'
- SIDE SETBACK (80+ WIDE LOTS)
INTERIOR LOT LINE: 5', COMBINED WIDTH 15'
SIDE STREET: 10'
- REAR SETBACK
REAR SETBACK 15'

6118-5

WEST 1/4 CORNER OF SECTION 12, T1N, R1W, SLB&M REAR & CAP (FOUND)

MEASURED: N0°08'43"W 2,647.75' (D.C.S. 10/20/2010, 11/4/11)

SOUTHWEST CORNER OF SECTION 12, T1N, R1W, SLB&M BRASS CAP MONUMENT (FOUND)

MEASURED: N0°08'49"E 2,635.54'

WEST 1/4 CORNER OF SECTION 13, T1N, R1W, SLB&M (CALCULATED POSITION)

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

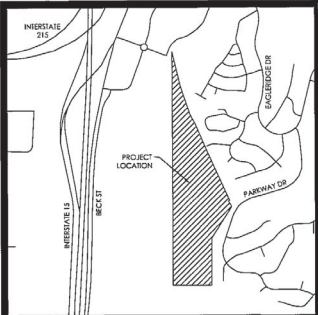
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RECORDED # _____
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF _____

DATE _____ TIME _____ BOOK _____ PAGE _____
\$ _____
FEE _____

Matthew W. Melvyn
COUNTY RECORDER

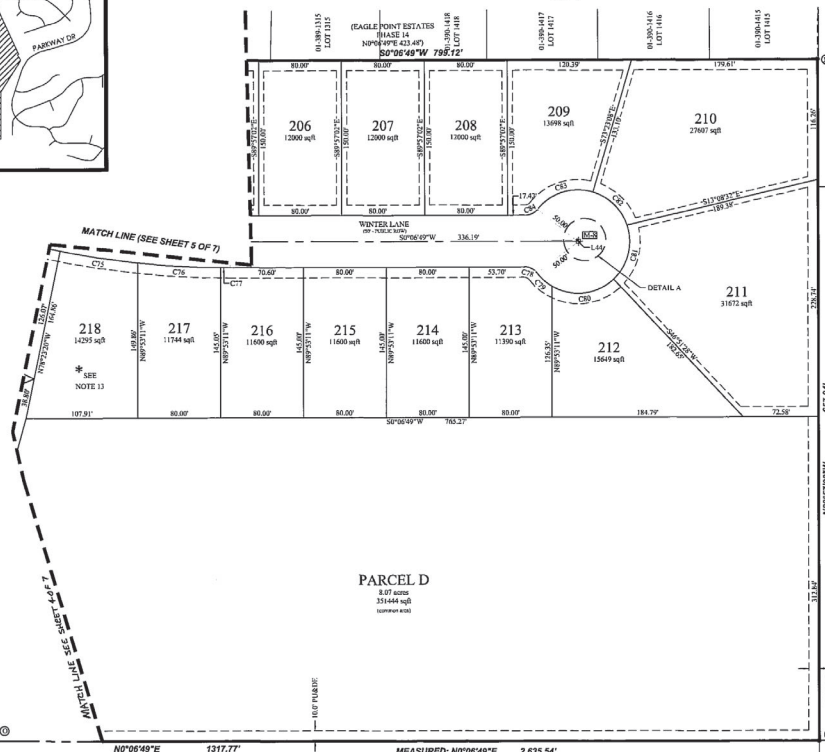
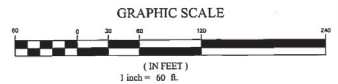


VICINITY MAP
N.T.S.

THE RIDGE SUBDIVISION P.U.D.

FINAL PLAT

LOCATED IN THE SW 1/4 OF SECTION 12 & NW 1/4 OF SECTION 13 T1N, R1W,
SALT LAKE BASE & MERIDIAN
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH
6 OF 7



- NOTES:
- AT THE TIME OF RECORDING THIS SUBDIVISION IS LOCATED ADJACENT TO AN ACTIVE SURFACE MINING OPERATION. THAT MINING OPERATION MAY PRODUCE VIBRATION, NOISE, AND DUST. THE OPERATION MAY UTILIZE BLASTING WHICH MAY BE NOTICEABLE TO RESIDENTS WITHIN THE AREA, SUCH AS GROUND VIBRATIONS OR AIR PRESSURE VIBRATIONS.
 - IN COMPLIANCE WITH STATE CODE 16-9A-904, THE FOLLOWING NOTICE IS REQUIRED: VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED VESTED CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS IN WHICH CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS HAVE BEEN ANTICIPATED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH OPERATIONS MAY NOW OR IN THE FUTURE BE CONDUCTED ON PROPERTY INCLUDED IN THE CRITICAL INFRASTRUCTURE MATERIALS PROTECTION AREA. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE THAT MAY RESULT FROM SUCH NORMAL CRITICAL INFRASTRUCTURE MATERIALS OPERATIONS.
 - UPON ACCEPTANCE OF A PURCHASE OFFER ON ANY LOT WITHIN THIS SUBDIVISION, THE SELLER IS REQUIRED TO PROVIDE TO THE PROSPECTIVE BUYER, FOR REVIEW DURING THE RESIDENCE PERIOD OF THE SALES CONTRACT, A COPY OF THE DISCLOSURE RECORDED UPON EACH LOT AT THE OFFICE OF THE DAVIS COUNTY RECORDER, ENTITLED NOTICE OF PROXIMITY TO A MINING OPERATION, INCLUDING THE CURRENT CONTACT INFORMATION FOR THE ADJACENT MINING OPERATIONS.
 - APPROVAL OF THIS PLAT DEVELOPMENT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ADEQUACY OF SOIL SURFACE SOIL CONDITION FOR THE LOCATION OR DEPTH OF GREENWATER TABLES.
 - IN ACCORDANCE WITH CITY CODE 10-12-4 ALL LOTS ARE REQUIRED TO SUBMIT WITH APPLICATION FOR BUILDING PERMIT: A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 14 OF THE INTERNATIONAL BUILDING CODE (IBC) AND ANY ENGINEERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILITY, STRUCTURAL COMPONENTS, LANDSCAPING, OR ANY OTHER GEOLOGIC HAZARD MITIGATION SPECIFIC.
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 - ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS (P/U&D) SHOWN HEREON ARE A TYPICAL 10' WIDE FRONT AND REAR YARD AND 5' WIDE SIDE YARD, UNLESS OTHERWISE NOTED.
 - ALL LOTS WITH LESS THAN 10' FEET OF FRONTAGE AT THE PROPERTY LINE CAN HAVE A MAXIMUM OF A 20' WIDE CURB CUT FOR THE DRIVEWAY.
 - EACH LOT IS TO BE GRADED SUCH THAT NO STORM WATER DRAINS FROM LOT TO LOT WITHOUT BEING DIRECTED TO A SHARED REAR YARD SWALE WHICH WILL BE MAINTAINED BY THE H.O.A.
 - ALL WATERLINES WITHIN PRIVATE ROADWAYS ARE TO BE OWNED AND MAINTAINED BY THE H.O.A.
 - LOTS 101, 102, 103, 104, 110, 111, 112, 113, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 138, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 218, 219, 220, 221, 222, 223, 224, 225, 226, 228, 229, 240, 241, 242, 243, & 244 WILL REQUIRE ENGINEERED SITE PLANS FOR ANY ACCESSORY STRUCTURE ON THE LOT TO INSURE THE STABILITY OF THE RETAINING WALLS AND SLOPE OF THE LOT.

LEGEND

	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	EXISTING PROPERTY LINE
	P/U&D (PUBLIC UTILITY AND DRAINAGE)
	LOT LINE
	CENTER LINE
	SECTION MONUMENT (TO BE SET)
	STREET MONUMENT (TO BE SET)
	BOUNDARY MARKERS

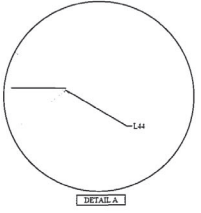
WEST 1/4 CORNER OF SECTION 12, T1N, R1W, SLB&M REBAR & CAP (FOUND)

MEASURED: N0°06'49"W 2,647.75'
N0°06'49"E 2,647.75'

SOUTHWEST CORNER OF SECTION 12, T1N, R1W, SLB&M BRASS CAP MONUMENT (FOUND)

WEST 1/4 CORNER OF SECTION 13, T1N, R1W, SLB&M (CALCULATED POSITION)

This plat is made solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with actual survey.



FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

LOT SETBACKS:

- SINGLE FAMILY LOTS:**
- FRONT SETBACK: LIVING AREA/PORCH - 12', GARAGE - 20'
 - SIDE SETBACK (50'-0" WIDE LOTS): INTERIOR LOT LINE - 5', SIDE STREET - 10'
 - SIDE SETBACK (80'-0" WIDE LOTS): INTERIOR LOT LINE - 5', COMBINED WIDTH IF SIDE STREET - 10'
 - REAR SETBACK: REAR SETBACK 10'



RECORDED # 2185812
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF
North Salt Lake City
DATE *9-10-19* TIME *12:34* BOOK *7343* PAGE *742*
Robert M. Newkirk
COUNTY RECORDER

THE RIDGE SUBDIVISION P.U.D.

FINAL PLAT

LOCATED IN THE SW1/4 OF SECTION 12 & NW 1/4 OF SECTION 13 T1N, R1W,
SALT LAKE BASE & MERIDIAN
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH
7 OF 7

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Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	100.00	6429'44"	116.22	S31°01'01"W
C2	300.00	3757'11"	41.52	N78°19'01"E
C3	100.00	1471'14"	256.99	S73°44'34"E
C4	100.00	3711'14"	99.82	N24°44'34"W
C5	30.00	1009'42"	93.84	S70°54'48"E
C6	100.00	1471'14"	256.99	N73°44'34"W
C7	100.00	3711'14"	99.82	S24°44'34"W
C8	100.00	807'45"	353.37	S72°49'13"W
C9	75.00	6'45'44"	8.87	N18°40'23"E
C10	61.80	66'38'46"	47.69	S31°10'41"W
C11	50.00	34'23'13"	20.01	S01°41'32"W
C12	50.00	48'09'12"	42.02	S42°37'46"W
C13	50.00	64'49'43"	56.57	N21°15'36"E
C14	15.00	70'39'20"	30.07	N20°10'24"E
C15	26.00	42'54'59"	39.80	S00°39'39"E
C16	155.00	37'59'08"	78.18	N40°05'07"E
C17	125.00	30'54'38"	67.22	N15°12'27"E
C18	75.00	66'38'46"	47.69	S31°10'41"W
C19	15.00	80'06'00"	33.50	S49°58'42"E
C20	175.00	37'27'14"	71.33	N78°19'01"E
C21	125.00	29'49'31"	43.94	N11°02'52"E
C22	125.00	29'49'31"	43.94	S30°29'43"W
C23	28.00	100'03'11"	48.89	N63°04'04"W
C24	4.00	90'00'00"	6.28	N31°58'04"W
C25	4.00	90'00'00"	6.28	N88°29'56"W
C26	38.00	66'38'46"	47.69	S31°10'41"W
C27	24.00	90'00'00"	84.82	N44°51'18"E
C28	825.00	04'21'34"	10.18	N21°18'23"E
C29	125.00	50'04'17"	122.33	S78°43'28"E
C30	205.00	37'07'15"	96.74	N80°18'07"E
C31	41.80	90'00'00"	64.40	N44°51'18"E
C32	100.00	37'49'14"	57.52	N41°05'59"E
C33	125.00	121'70"	26.89	S35'43'07"E
C34	15.00	74'31'32"	19.51	S04°36'22"E
C35	75.00	37'49'14"	48.38	S31°10'41"W
C36	75.00	109'28'48"	143.39	N45°22'51"W
C37	125.00	70'09'15"	15.40	N56°12'13"E
C38	125.00	194'57'38"	43.10	N49°37'38"E
C39	125.00	194'57'38"	43.10	N49°37'38"E
C40	125.00	194'57'38"	43.10	N49°37'38"E
C41	125.00	194'57'38"	43.10	S71°50'07"E
C42	125.00	194'57'38"	43.10	S51°10'41"W
C43	125.00	194'57'38"	43.10	S31°10'41"W
C44	125.00	194'57'38"	43.10	S11°18'30"W
C45	125.00	194'57'38"	43.10	S01°15'57"W
C46	15.00	120'29'13"	33.64	N89°09'59"W
C47	125.00	40'22'33"	88.12	S23°10'25"W
C48	125.00	175'07'17"	76.20	N69°09'59"W
C49	125.00	174'07'17"	76.20	N21°18'23"E
C50	125.00	174'07'17"	76.20	N21°18'23"E
C51	125.00	174'07'17"	76.20	N21°18'23"E
C52	125.00	174'07'17"	76.20	N21°18'23"E
C53	125.00	174'07'17"	76.20	N21°18'23"E
C54	205.00	34'02'27"	121.87	N42°41'48"E

Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C55	75.00	37'46'11"	41.21	S17°46'11"E
C56	15.00	117'52'51"	29.69	N89°22'12"E
C57	125.00	191'02'27"	41.83	S18°51'09"W
C58	75.00	184'21'17"	24.69	N09°29'58"W
C59	75.00	32'42'10"	42.94	N16°12'29"E
C60	15.00	161'45'11"	4.26	N40°48'00"E
C61	15.00	35'42'11"	9.36	N68°48'36"E
C62	50.00	75'17'22"	65.70	N47°03'20"E
C63	50.00	62'28'31"	57.14	N23°10'37"W
C64	50.00	62'28'31"	57.14	N88°49'58"W
C65	50.00	62'28'31"	57.14	S19°15'39"W
C66	15.00	147'51'23"	3.89	S11°52'42"E
C67	15.00	37'09'19"	9.79	S44°04'54"E
C68	125.00	41'51'11"	9.21	S30°35'58"W
C69	125.00	32'29'59"	48.82	N30°52'27"E
C70	125.00	32'29'59"	48.82	N20°20'27"E
C71	125.00	32'29'59"	48.82	N20°20'27"E
C72	125.00	32'29'59"	48.82	N20°20'27"E
C73	125.00	32'29'59"	48.82	N16°41'42"E
C74	125.00	32'29'59"	48.82	N13°19'22"E
C75	125.00	32'29'59"	48.82	N08°58'22"E
C76	125.00	32'29'59"	48.82	N03'39'11"E
C77	125.00	32'29'59"	48.82	N00°29'24"E
C78	15.00	32'30'41"	13.78	N20°20'19"E
C79	15.00	22'02'44"	19.34	N41°40'58"E
C80	30.00	37'44'11"	64.37	N60°18'23"E
C81	30.00	69'14'24"	56.97	N75°40'24"W
C82	30.00	54'58'31"	41.98	S44°04'18"W
C83	30.00	67'52'27"	39.23	S17°19'52"E
C84	15.00	31'23'24"	13.47	S23°43'51"E
C85	775.00	2'51'57"	23.29	S02°04'08"W
C86	775.00	2'51'57"	23.29	S02°04'08"W
C87	775.00	2'51'57"	23.29	S11°19'13"W
C88	775.00	2'51'57"	23.29	S23°43'51"W
C89	775.00	2'51'57"	23.29	S31°10'23"W
C90	125.00	29'49'31"	20.57	S04°37'37"W
C91	125.00	29'49'31"	20.57	S04°37'37"W
C92	125.00	29'49'31"	20.57	S04°37'37"W
C93	24.00	42'49'53"	20.80	S68°29'19"W
C94	24.00	42'49'53"	20.80	S68°40'45"E
C95	800.00	3'37'43"	154.47	S16°21'11"W
C96	24.00	90'00'00"	43.80	N44°51'18"E
C97	15.00	113'17'14"	29.80	S56°49'19"E
C98	24.00	90'00'00"	43.80	N21°18'30"E
C99	24.00	42'49'53"	20.80	N44°51'18"W
C100	22.00	22'21'14"	91.77	N20°19'41"W
C101	15.00	90'00'00"	23.50	S44°04'18"W
C102	161.80	07'07'07"	29.71	N49°04'04"E
C103	161.80	07'07'07"	29.71	N18°42'04"E
C104	161.80	07'07'07"	29.71	S77°03'13"E
C105	155.00	41'07'43"	163.37	S03°12'25"W
C106	155.00	41'07'43"	163.37	S44°04'18"W
C107	155.00	41'07'43"	163.37	S44°04'18"W
C108	155.00	41'07'43"	163.37	S44°04'18"W
C109	155.00	41'07'43"	163.37	S44°04'18"W
C110	155.00	41'07'43"	163.37	S44°04'18"W
C111	155.00	41'07'43"	163.37	S44°04'18"W
C112	155.00	41'07'43"	163.37	S44°04'18"W
C113	155.00	41'07'43"	163.37	S44°04'18"W
C114	155.00	41'07'43"	163.37	S44°04'18"W
C115	155.00	41'07'43"	163.37	S44°04'18"W
C116	155.00	41'07'43"	163.37	S44°04'18"W
C117	155.00	41'07'43"	163.37	S44°04'18"W
C118	155.00	41'07'43"	163.37	S44°04'18"W
C119	155.00	41'07'43"	163.37	S44°04'18"W
C120	155.00	41'07'43"	163.37	S44°04'18"W

Line Table		
LINE	DIRECTION	LENGTH
L1	S27°04'30"W	35.79
L2	N63°04'04"E	55.13
L3	N63°04'04"E	60.00
L4	N63°04'04"E	60.00
L5	S75°07'09"W	26.00
L6	S00°04'42"E	38.77
L7	N00°08'42"W	32.51
L8	N00°08'42"W	50.00
L9	N00°08'42"W	30.00
L10	N00°08'42"W	30.00
L11	N00°08'42"W	50.00
L12	N12°42'59"W	60.39
L13	N23°19'56"W	14.50
L14	S23°19'56"E	14.50
L15	N31°17'42"E	50.00
L16	S66°41'28"W	21.41
L17	N32°17'42"E	32.21
L18	S23°19'56"E	14.50
L19	N23°19'56"W	14.50
L20	S23°19'56"E	2.66
L21	S17°02'26"E	16.13
L22	N65°51'18"E	25.00
L23	N31°58'04"E	50.47
L24	N24°59'39"E	50.47
L25	N24°59'39"E	16.92
L26	S24°59'39"W	22.11
L27	S09°08'44"W	15.09
L28	S09°08'44"W	10.09
L29	S09°08'44"W	15.00
L30	N41°04'32"W	33.60
L31	N41°04'32"W	15.28
L32	N31°17'42"E	24.60
L33	N31°17'42"E	24.60
L34	S68°41'28"W	5.39
L35	S62°02'59"W	130.90
L36	N19°18'19"E	17.17
L37	S31°10'23"E	15.60
L38	S09°42'51"W	12.82
L39	S11°18'30"E	7.07
L40	N41°04'32"E	7.16
L41	S09°08'44"E	15.00
L42	N41°04'32"E	0.67
L43	S72°30'08"E	22.87

Davis County Coordinates		
Point ID	Northing	Easting
A	100021.20	107931.20
B	99429.45	108074.44
C	98964.63	108229.71
D	98793.99	108318.56
E	98332.39	108251.11
F	97479.33	108289.74
G	97494.53	108289.85
H	97484.56	108281.61
I	97407.01	108263.37
J	97380.50	108241.24
K	97370.94	108224.69
L	96554.24	108294.82
M	96055.12	108293.23
N	94055.69	107935.39
O	97375.46	107938.51
P	94792.92	107932.77
Q	100004.21	110431.42
M.1	98251.90	108204.61
M.2	98272.86	108231.20
M.3	99208.08	108080.80
M.4	97615.55	108092.38
M.5	97489.76	108300.78
M.6	96689.28	108207.93
M.7	97229.55	10858.89
M.8	94286.86	108418.49

LOT ADDRESS TABLE	
LOT	ADDRESS
101	129 E. EDGECREST LN.
146	799 S. WINTER LANE
152	117 E. EDGECREST LN.
163	165 E. EDGECREST LN.
154	91 E. EDGECREST LN.
165	635 S. MILLER AVE.
166	615 S. MILLER AVE.
167	607 S. MILLER AVE.
168	603 S. MILLER AVE.
169	604 S. MILLER AVE.
170	615 S. MILLER AVE.
171	628 S. MILLER AVE.
172	640 S. MILLER AVE.
173	625 S. MILLER AVE.
174	645 S. MILLER AVE.
175	678 S. MILLER AVE.
176	698 S. MILLER AVE.
177	702 S. MILLER AVE.
178	712 S. MILLER AVE.
179	720 S. MILLER AVE.
180	725 S. MILLER AVE.
181	736 S. MILLER AVE.
182	745 S. MILLER AVE.
183	753 S. MILLER AVE.
184	765 S. MILLER AVE.
185	768 S. MILLER AVE.
186	774 S. MILLER AVE.
187	778 S. MILLER AVE.
188	781 S. MILLER AVE.
189	783 S. MILLER AVE.
190	785 S. MILLER AVE.
191	786 S. MILLER AVE.
192	787 S. MILLER AVE.
193	788 S. MILLER AVE.
194	789 S. MILLER AVE.
195	790 S. MILLER AVE.
196	791 S. MILLER AVE.
197	792 S. MILLER AVE.
198	793 S. MILLER AVE.
199	794 S. MILLER AVE.
200	795 S. MILLER AVE.
201	796 S. MILLER AVE.
202	797 S. MILLER AVE.
203	798 S. MILLER AVE.
204	799 S. MILLER AVE.
205	800 S. MILLER AVE.
206	801 S. MILLER AVE.
207	802 S. MILLER AVE.
208	803 S. MILLER AVE.
209	804 S. MILLER AVE.
210	805 S. MILLER AVE.
211	806 S. MILLER AVE.
212	807 S. MILLER AVE.
213	808 S. MILLER AVE.
214	809 S. MILLER AVE.
215	810 S. MILLER AVE.
216	811 S. MILLER AVE.
217	812 S. MILLER AVE.
218	813 S. MILLER AVE.
219	814 S. MILLER AVE.
220	815 S. MILLER AVE.
221	816 S. MILLER AVE.
222	817 S. MILLER AVE.
223	818 S. MILLER AVE.
224	819 S. MILLER AVE.
225	820 S. MILLER AVE.
226	821 S. MILLER AVE.
227	822 S. MILLER AVE.
228	823 S. MILLER AVE.
229	824 S. MILLER AVE.