

. 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.

2. ALL PRIVATE ROADS AND COMMON AREAS WILL ALSO SERVE AS PUBLIC UTILITY EASEMENTS.

3. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.

4 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

S. NO VEHICULAR ACCESS TO CANAL BOULEVARD IS ALLOWED ALONG THE FOLLOWING LOTS: 232, 233, 234, 235, 234, 238, 239, 240, AND 241. NO VEHICULAR ACCESS TO FEATHERSTONE DRIVE IS ALLOWED ALONG THE FOLLOWING LOTS: 260, 261, 262, 263, 264, AND

6. ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL FIRE CODE REQUIREMENTS.

7. PRIVATE ROADS ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE HOA.

8. PARCELS 2D, 2E, 2F, 2G, AND 2H ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE HOA.

9. LOTS THAT SHARE DRIVEWAYS HAVE A RECIPROCAL SHARED

PLAT D **RIDGEVIEW**

PLANNED UNIT DEVELOPMENT SALT LAKE BASE & MERIDIAN HIGHLAND CITY, UTAH COUNTY, UTAH



SIDE YARD USE EASEMENT NOTE

SIDE YARD USE EASEMENTS AND MAINTENANCE EASEMENTS ARE HEREBY GRANTED

SIDE YARD USE EASEMENTS ARD MAINTENANCE EASEMENTS ARE HERBY GRANTED AS DEPICTED HERBY OF VARIABLE WIDTH OVER A BURDENED LOT LOCATED DESTRUCTION OF A PROPERTY LINE SHARED WITH THE APPLICABLE BENEFITED LOT (THE PROPERTY LINE) AND A LINE BUNNING APPROXIMATELY PARALLEL TO THE PROPERTY LINE SHARED WITH THE APPLICABLE BENEFITED LOT (THE PROPERTY LINE) THE PROPERTY LINE THE RELL DEPTH OF THE RESIDENCE STITLATED ON THE BURDENED LOT AND UNON WINGIT THE NAMES IN EXTERNIOR WALL OF THE RESIDENCE STITLATED ON THE BURDENED LOT COLATED (VICE RESIDENCE) ARE SHARED WALL OF THE RESIDENCE STITLATED ON THE BURDENED LOT IS

"MAINTENANCE EASEMENT" IS AN EASEMENT OF VARIABLE WIDTH SITUATED BETWEEN THE PROPERTY LINE AND A LINE RUNNING PARALLEL TO THE PROPERTY LINE INFERLIGHT OF THE PROPERTY EXPERIENCE AND UPON WHICH THE INCAREST EXTERIOR WALL OF THE RESIDENCE SITUATED ON THE BENEFITED LOT IS LOCATED

"BURDENED LOT" IS A LOT THAT IS BURDENED BY HAVING A SYUE THEREON. "BENEFITED LOT" IS A LOT THAT IS BENEFITED BY THE SYUE LOCATED ON THE ADJACENT BURDENDED LOT.

"USE OWNER" IS THE OWNER OF A BENEFITED LOT.

"MAINTENANCE OWNER" IS THE OWNER OF A BURDENED LOT

A NON-EXCLUSIVE SYULS (SGANTED TO THE APPLICABLE USE OWNER FOR THE PRIPOSO OF PROVIDENT OF THE PRIPOSO OF PROVIDENT OF THE SOUNT HE REGIST AND OBLIGATION TO COCCUPY, MAINTAIN (I.E. MOW), TIME, ITC., USE, ENVOY, FLACE PRISCONALLY UPON, AND COMMENTAL OF THE PRIPOSO OF THE STATE OF THE PRIPOSONAL YORK, AND COMMENTAL OF THE PRIPOSONAL YORK AND COMMENTAL OF THE ISSUE OF THE STATE OF T A NON-EXCLUSIVE SYUE IS GRANTED TO THE APPLICABLE USE OWNER FOR THE OVIDING THE USE OWNER THE RIGHT AND OBLIGATION TO OCCUPY.

A NON-EXCLUSIVE MAINTENANCE EASEMENT IS ESTABLISHED IN ORDER TO ENSURE A NUM-EACLUSIVE MAINTENANCE ASSEMENT IS ESTABLISHED IN ORDER TO ESTABLISHED IN ORDER TO ESTABLISHED MINISTERIAL TE MAINTENANCE OWNER IS A BALE TO MAINTAIN AND REPAIR ITS RESIDENCE WHICH IT CANNOT PRACTICALLY OR ECONOMICALLY COMPLETE FROM OTHER PORTIONS OF THE BURDENED LOT. THE MAINTENANCE OWNER SHALL HAVE THE RIGHT, UPON NOTICE AND DURING REASONABLE HOURS (UNLESS AN EMERGENCY RIGHT, (IPON NOTICE AND DURING REASONABLE HOURS (UNLESS AN EMERCIENCY UNCLATES OF HER MERC OVER THE MERC ACCUSED BY THE MERCA ACCUSED BY TH

TAXES: THE MAINTENANCE OWNER, AS THE RECORD OWNER OF THE USE EASEMENT AREA, SHALL BE OBLIGATED TO PAY ALL REAL ESTATE PROPERTY TAXES AND ASSESSMENTS RELATED TO THE BURDENED LOT, INCLUDING THE USE

INDEMNITIES: (I)THE USE OWNER, ON BEHALF OF ITSELF AND ITS TENANTS, SUBTENANTS, OCCUPANTS, INVITEES AND GUESTS ("PERMITTEES"), (BUT NOT ON BEHALF OF OTHER THIRD PARTIES), SHALL SAVE, DEFEND, INDEMNIFY, HOLD HARMLESS, AND WAIVE AND RELEASE ANY AND ALL CLAIMS, RIGHTS AND CAUSES BIABMIES, AND WAIVE AND RELEASE ANY AND ALL CLAMES, REGITTS AND CAUSES OF ACTION AGAINST WAIVE AND RELEASE ANY AND ALL CLAMES, REGITTS AND CAUSES OF ACTION AGAINST THE MAINTENANCE OWNER, AND ITS SUCCESSORS ALL SANDY ARE SUFFICIALLY REPORTED THE AGE OF THE REVISE WHICH ARESS OR MAY ARES IN CONNECTION WITH THE USE OF THE LESS EASTERN AGE AND THE USE OWNER OR ITS FERMITTEES AND FROM AND AGAINST ANY AND THE AGE OF THE AGE OF THE AGE AND AGAINST ANY AND THE AGE OF THE AGE OF THE AGE AND AGE AND AGE OF THE DAMAGE OR OTHERWISE WHICH ARRISS OR MAY ARRISE IN CONNECTION WITH THE USE OF THE MANTHANCE ASSEMBLY BY THE MARDENANCE OWNER OR ITS FEMALTIES AND PROM AND AGAINST ANY AND ALL DAMAGES OR DESTRICTION MORPOLYMENT LOCATED ON THE BENEFITED LOT. IN THE EXERCISE OF SUCH MANTENANCE OWNERS OR FEMALTIES RIGHTS WITH RESPECT TO THE MANTENANCE ASSEMBLY. THE MANTENANCE OWNERS OR BEHALF OF ITSELF AND ITS FEMALTIES. HERBEY KNOWINGLY ASSEMBLANY RISK OF LOSS SELATED TO OR ASSOCIATED WITH ITS USE OF THE MANTENANCE OWNERS, OF THE ASSOCIATION WITH ITS USE OF THE MANTENANCE ASSEMBLY.

DRIVEWAY ACCESS EASEMENT

OWNER HEREBY GRANTS AND DEDICATES TO OWNERS OF THE LOTS ABUTTING THE OWNER HEREBY GRANTS AND DEDICATES TO OWNERS OF THE LOTS ABUTTHEN THE COMMON BOUNDARY LINE BETWEEN THO LOTS AS DEPICTED HERBOY SHARMING OWNERS. AND THESE LECENSIA OF SHARMING OWNERS AND THESE LECENSIA OF SHARMING OWNERS AND THESE LECENSIA OF SHARMING OWNERS AND THESE LECENSIA OF SHARMING AND THE SHARMING AND THE

- A.EACH OWNER GRANTS AN ENCROACHMENT EASEMENT FOR IMPROVEMENTS FOR THE BENEFIT OF AND AS AN APPURTENANCE TO EACH LOT, TO THE SHARING OWNERS AND THEIR PERMITTEES, WHICH EASEMENT MAY ENCROACH BY NO MORE THAN ONE FOOT (1) INTO OR UPON ANOTHER SHARING OWNER'S LOT
- BEACH SHARING OWNER SHALL, AT ITS SOLE COST, OPERATE AND MAINTAIN OR CAUSE TO BE OPERATED AND MAINTAINED HIE DRIVEWAY LOCATED ON ITS LOT BY A REASONABLE CONDITION AND AT ALL TIMES SHALL CAUSE THE PROPERTY OF THE SHALL CAUSE AND PROPERTY OF THE SHALL CAUSE AND PROPERTY OF THE SHALL CAUSE OF THE SHALL CA REFUSE FROM AND PERIODICALLY SWEEPING ALL DRIVEWAY AREAS TO THE EXTENT NECESSARY TO MAINTAIN THE SAME IN A CLEAN AND ORDERLY

Line Table LINE DIRECTION LENGTH (L8) S08°15'14"W 20.17 (L9) S81°44°46°E 1.50

(L10) S81*44'46"E 12.50

CONDITION; (III) MAINTAINING APPROPRIATE LIGHTING FIXTURES FOR THE DRIVEWAYS; (IV) MAINTAINING LANDSCAPING ADJACCST TO THE DRIVEWAY.

SUCH OTHER DUTIES AS ARE NICESSARY TO MAINTAIN SUCH DRIVEWAY IN.

SUCH OTHER DUTIES AS ARE NICESSARY TO MAINTAIN SUCH DRIVEWAY IN. A

REASONABLE CONDITION. ONCE CONSTRUCTED, IN THE EVENT OF ANY

MANY LOT. THE OWNER OF SUCH LOT SHALL, AT ITS SOLE COST AND EXPENSE,

WITH DUE BULGENCE, EEPAIR, RESTORE AND EREBULG SUCH DRIVEWAY TO ITS

CONDITIONS PRIOR TO DAMAGE OR DESTRUCTION. IF AN OWNER REJACLIES

FOLLOWING WITHIN NOTICE THESEOF AND REBULG HORNOVAY TO ITS

CONDITIONS PRIOR TO DAMAGE OR DESTRUCTION. IF AN OWNER REJACLIES

CANNOT REASONAMY IN CLUEB WITHIN SUCH BIRDY OF THE SHARMS OWNER

KINLESS, WITH RESPECT TO ANY SUCH BEACH THE NATURE OF WHICH

CANNOT REASONAMY IN CLUEB WITHIN SUCH BIRDY OF DAVY

PERIOD AND THEREAFTER DILICENTLY PROSECUTES SUCH CURE TO

COMPLETION AND SURSEQUENTLY CURES THE DEFAULT WITHIN A

RETURN NOTICE THEREOF, THE NON-DEPAULTING SHARMS OWNER SHALL

HAVE THE REGIST TO PERFORM SUCH DISCLANDING OWNER SHALL

REALTHN NOTICE THEREOF, THE NON-DEPAULTING SHARMS OWNER SHALL

REALTHN NOTICE THEREOF, THE NON-DEPAULTING OWNER SHALL

REALTHN NOTICE THEREOFT OF THE BEACH OF THIS SECTION PRESENTS

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REALTHN SHARMS ON REAL AND THE SHARMS OF TH

C.EACH SHARING OWNER SHALL HAVE AN EASEMENT TO ENTER UPON A LOT FOR THE PURPOSE OF PERFORMING ANY OBLIGATION WHICH THE OTHER SHARING OWNER IS REQUIRED TO PERFORM PURSULANT TO (B) ABOVE, BUT FAILS OR REPUSES TO PERFORM WITHIN THE APPLICABLE TIME PERIOD

BLACI SHARING OWNER HAVING RIGHTS WITH RESPECT TO AN EASEMENT OR A DENIVEWAY HEREENDER ("NEDMENTYNG OWNER") SHALL NOBMANIY DEFEND AND HOLD THE APPLICABLE SHARING OWNER WHOSE LOT IS SUBJECT. TO THE EASEMENT OR CONTANT HERE DEVELOPED THE SHARING OWNER WHOSE LOT IS SUBJECT. TO THE EASEMENT OR CONTANT HERE DEVELOPED THE SHARING OWNER WHOSE LOT AND HERE SHARING OWNER WHOSE LOT AND HERE SHARING OWNER AND HERE SHARING OWNER ATTORNEYS FEES RELATION TO: (I) ACCIDENTS, BURJES, LOSS, OR DAMAGE OF OR TO ANY PERSON OR PROPERTY ASIEND OWNER, OR ITS FERMITTIES OF ANY LASEMENT OR OTHER BURYWAY ASIEND OWNER, OR ITS FERMITTIES OF ANY LASEMENT OR OTHER BURYWAY OR OWNER OF THE SHARING OWNER OF THE SHARING OWNER OF THE HEAD HERE SHARING OWNER OF THE SHARING OWNER OF THE SHARING OWNER OWNER OF THE SHARING OWNER OF THE SHARING OWNER OWNER OWNER OF THE DEMONSTRATE OF THE COMPANY WITH AN EXCHANGE OF THE SHARING OWNER OWNERS FAILURE OF COMPANY WITH LAWS. D. EACH SHARING OWNER HAVING RIGHTS WITH RESPECT TO AN EASEMENT OR A

20' MIN. FRONT STREET SETBACK 20' MIN. REAR YARD SETBACK TYPICAL PAIRED HOME SETBACKS LOTS 266-279

10' MIN. REAR SETBACK

BURDENED

APPROX. I'S.Y.U.E 18' FRONT

10' PUE

BENEFITED

PRIVATE STREET

TYPICAL FRONT LOAD SINGLE

FAMILY BUILDING SETBACKS LOTS 232-241

PARCEL

0' MIN. FRONT SETBACK

FRONT

BURDENED LOT APPROX. I'S.Y.U.E

18' REAR SETBACK

18' FRONT SETBACK

O' MIN. FRONT SETBACK

FRONT

BENEFITED LOT

IN REAR SETRACK

10' PUE

PRIVATE STREET

TYPICAL REAR LOAD SINGLE

FAMILY BUILDING SETBACKS

LOTS 242-265

Curve Table CURVE RADIUS DELTA LENGTH CHORD DIRECTION 3.00 90"00"00" 4.71 4.24 4.71 \$26°56'47"E 4.24 3.00 86°26'31" 4.53 S32°48'39"E 4.11 3.00 87°50'38" 4.60 N54*19'55*E 4.16 4.24 3.00 90°00′00° 4.71 \$36°44'46"E (C82) 3.00 50°00′00° 4.71 N53°15'14"E 4.24 (C83) 20.00 5°42′51° 1.99 N78°53′20°W 1.99 (C84) 620.00 0°44°22" 8.00 620.00 0°44′22° 8.00 N79°13'13'W 8.00 76.00 0°57'19" 1.27 N64°06'12"W

DETAIL C SCALE 1:20 DETAIL B SCALE 1:20 N81*44'46"W 278 / 274 277 273 268 267 (L11) N81°44'46"W 12.50 (L12) N81*44'46"W 1.50 (L13) S08°15'14"W 20.17 (L14) N10°24'36"E 20.10 (L15) S81°44'46"E 3.58 L16) S81°44'46"E 20.00 L17) N76°01'55°W 6.49 18) N76°01'55*W 4.78 .19) N10°24'36"E 19.64 (L20) N18*03*13*E 20.17 (L21) S71°56'47"E 1.50 (L22) S71*56'47*E 12.50 (L23) N71°56'47"W 12.50 (L24) N71°56'47"W 1.50 (L25) S18*03*13*W 19.79 (L26) N13*58*05*E 16.00 (L27) S08°15'14'W 16.00 (L28) N08°15'14"E 16.00 (L29) S08°15'14"W 16.00 16.00

17732 Sheet 2 of 2

NOTARY PUBLIC SEA

PLAT D **RIDGEVIEW**

PLANNED UNIT DEVELOPMENT LOCATED IN THE SEI/4 OF SECTION 1, TSS, RIE, SALT LAKE BASE & MERIDIAN HIGHLAND CITY, UTAH COUNTY, UTAH



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BIT 108372:2021 hts \$ 17732 ANDREA ALLEN UTAH COUNTY RECORDER 2021 Jun 14 5100 ne FEE 206.00 BY SH RECORDED FOR HIGHLAND CITY

OWNER/DEVELOPER OYER RIDGEVIEW COMMERCIAL L.C 91 SOUTH 200 EAST, SUITE 200 ALT LAKE CITY, UTAH 84111 01) 521-4781 ONTACT: SPENCER MOFFAT

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

2 OF 2

01/02/2020