

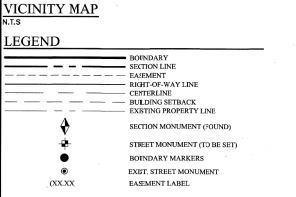
Easement Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C1)	240.00	60°54'27"	27.78	S87°21'02.81"E	27.688
(C2)	125.00	60°54'27"	13.87	N13°51'45.77"W	10.373
(C3)	180.00	60°53'57"	21.99	S89°51'44.97"W	24.863
(C4)	125.00	60°53'28"	4.98	N12°40'53.92"E	4.361
(C5)	240.00	60°54'07"	55.61	S87°21'02.81"E	28.992

Monument Table		
Point #	Northing	Easting
1	10000.000	0000.000
2	12664.157	9995.208
3	11157.023	3533.056

Easement Line Table		
LINE	DIRECTION	LENGTH
(L1)	S45°14'40"E	5.96
(L2)	S44°55'39"W	14.73
(L3)	S51°12'41"E	4.25
(L4)	S44°55'39"W	14.76

RIDGEVIEW RETAIL I COMMERCIAL SUBDIVISION

LOCATED IN THE SE1/4 OF SECTION 1, T5S, R1E,
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH



- NOTES**
- ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PRIORITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND ADJACENT PARKING AREAS AND THE RIGHT OF WAY IS SUBJECT TO THE GRANTOR'S OBLIGATION TO MAINTAIN ACCESS TO GRANTEE'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 STREETS OR DRIVES TO BE SERVED AS PUBLIC UTILITY EASEMENTS.
 - 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 RECONSIDER THE RISK ASSOCIATED WITH LIVESTOCK.
 - ALL LOTS TO SHARE ONE (1) COMMON 2" IRRIGATION METER INSTALLED IN LOT 101. ALL LOTS TO HAVE ACCESS TO THE LINE AND METER.
 - NO ACCESS SHALL BE PERMITTED TO CONNECT TO OMBROOK DRIVE WITH THE EXCEPTION OF THE EXIST. SIDEWALK ACCESS CENTERED BETWEEN LOTS 101 AND 104.
 - NO ACCESS SHALL BE PERMITTED TO CONNECT TO CANAL BOULEVARD FROM LOTS 101 OR 102 WITH THE EXCEPTION OF THE PERMITTED RIGHT-OF-WAY RIGHT-OUT CENTERED ON THE PROPERTY LINE OF LOTS 101 AND 102.
 - NO ACCESS SHALL BE PERMITTED FROM NORTH COUNTY BOULEVARD.
 - ALL LOTS SHALL HAVE ACCESS TO THE SIDEWALK ACCESS OR RIGHT-OF-WAY OF OMBROOK DRIVE AND THE RIGHT-OF-WAY ACCESS OFF OF CANAL BOULEVARD.

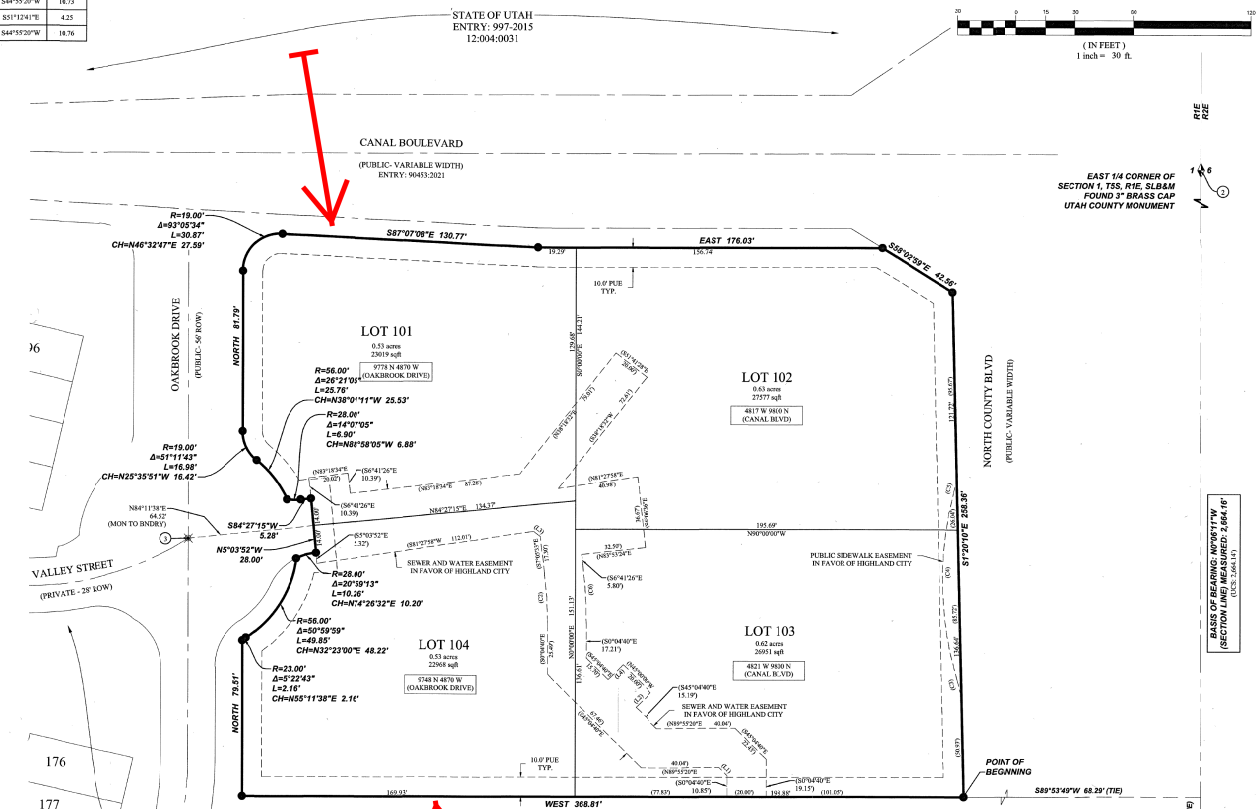
THERE ARE CONDITIONS OF APPROVAL ATTACHED TO THIS SUBDIVISION WHICH ARE INDICATED ON THIS PLAN. THESE CONDITIONS HAVE ALSO BEEN RECORDED WITH THIS SUBDIVISION. NOTARIAL BOND IS REQUIRED TO REDEEM THESE CONDITIONS COMPLETELY AND OBTAIN A COPY OF THESE CONDITIONS AND RESTRICTIONS FROM THE PURCHASER OR CONTRACTING TO PURCHASE ANY LOTS WITHIN THIS SUBDIVISION. THESE CONDITIONS ARE BINDING AND HAVE BEEN REVIEWED BY THE LEGISLATIVE BODY OF HIGHLAND CITY. A COPY OF THESE CONDITIONS MAY BE OBTAINED THROUGH THE UTAH COUNTY RECORDER'S OFFICE OR THE HIGHLAND CITY RECORDER'S OFFICE. IN ADDITION, HIGHLAND CITY HAS APPROVED BINDING ZONING LAWS THROUGH A LEGALLY BINDING DEVELOPMENT CODE. IT IS THE RESPONSIBILITY OF THE BUYER TO DO THEIR DUE DILIGENCE IN OBTAINING ALL ACCURATE INFORMATION AND REGULATIONS THAT MAY DIRECTLY OR INDIRECTLY AFFECT THE USE OF PROPERTY PRIOR TO PURCHASING OR CONTRACTING TO PURCHASE ANY PROPERTY ANYWHERE. SOME OF THE SIGNIFICANT ORDINANCES AND CONDITIONS OF APPROVAL COVERED IN THIS PROPERTY BY THE LEGISLATIVE BODY OF HIGHLAND CITY ARE AS FOLLOWS:

- LANDSCAPING AND CONSTRUCTION MATERIALS OF ANY TYPE ARE NOT PERMITTED PRIOR TO THE STREET, CURB AND SIDEWALK, OR SIDEWALK STREET RIGHT-OF-WAY WITH THE EXCEPTION OF THE PARKSTRIP WHICH IS REQUIRED TO BE LANDSCAPED.
- HIGHLAND CITY ORDINANCES RESTRICT HEIGHT OF FOUNDATIONS ABOVE CURB. IT IS THE RESPONSIBILITY OF THE BUYER TO CONTACT THE CITY PRIOR TO PURCHASING ANY LOT. THIS RESTRICTION APPLIES TO ALL LOTS IN THIS SUBDIVISION.

OWNER/DEVELOPER
RIDGEVIEW RETAIL I, L.L.C.
101 SOUTH 200 EAST, #200
SALT LAKE CITY, UTAH 84111
(801) 521-4781
CONTACT: SPENCER MOFFAT

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
1 OF 1
06/28/2021

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



SURVEYOR'S CERTIFICATE
I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 183395 in accordance with Title 58, Chapter 2 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plan in accordance with Section 17-21-17 of said Code, have verified all measurements, and have subdivided said tract of land into lots and easements, to be hereinafter known as RIDGEVIEW RETAIL I, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plan, and that this Plan is true and correct.

Evan J. Wood
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 183395
DATE: 06/28/2021

BOUNDARY DESCRIPTION
A Tract of Land, located in the SE1/4 of Section 1 of Township 5 South, Range 1 East, Salt Lake Base and Meridian. Entire Tract Comprised of, all of that Parcel Identified by Utah County Tax Id. Number 12-004-0039, being more particularly described as follows:

Beginning at a northeasterly corner of RIDGEVIEW PLAT E Platted Unit Development, according to the official plat thereof recorded April 26, 2021 as Entry No. 78325-2021 in the office of the Utah County Recorder said point being N00°01'11"W 1,025.53 feet along the Section line and S89°13'49"W 68.29 feet from the Southeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian, running thence along said plat the following four(4) courses: (1) West 368.81 feet; thence (2) North 79.51 feet; thence (3) northeasterly along the arc of a non-tangent curve to the right having a radius of 23.00 feet (radius bears: S37°29'43"E) a distance of 2.16 feet through a central angle of 05°22'43" Chord: N5°11'38"E 2.16 feet to a point of reverse curvature; thence (4) along the arc of a curve to the left having a radius of 50.00 feet a distance of 49.85 feet through a central angle of 50°59'59" Chord: N32°23'00"E 48.22 feet; thence (5) easterly along the arc of a non-tangent curve to the right having a radius of 28.00 feet through a central angle of 20°59'13" Chord: N74°26'32"E 10.20 feet; thence (6) N05°03'52"W 28.00 feet; thence (7) S44°27'15"W 5.28 feet; thence (8) westerly along the arc of a non-tangent curve to the right having a radius of 28.00 feet (radius bears: N00°01'11"W) a distance of 6.90 feet through a central angle of 14°07'03" Chord: N88°58'05"W 6.88 feet; thence (9) northeasterly along the arc of a non-tangent curve to the left having a radius of 56.00 feet (radius bears: S67°09'21"W) a distance of 25.76 feet through a central angle of 20°11'19" Chord: N58°01'11"W 25.53 feet to a point of reverse curvature; thence (10) along the arc of a curve to the right having a radius of 14.00 feet a distance of 14.00 feet through a central angle of 51°11'43" Chord: N23°55'51"W 16.42 feet; thence (11) North 81.79 feet; thence (12) along the arc of a curve to the right with a radius of 19.00 feet a distance of 30.87 feet through a central angle of 93°05'34" Chord: N46°32'47"E 27.59 feet; thence (13) S87°07'08"E 130.77 feet; thence (14) East 176.03 feet to a southwesterly right-of-way line of Canal Boulevard according to official plat thereof recorded May 13, 2021 as Entry No. 9485-2021 in the office of the Utah County Recorder; thence along said southwesterly right-of-way line S58°02'59"E 42.56 feet to the westerly right-of-way line of SR-129 as established by a UDOT Project, Pin No. 16779; thence along said westerly right-of-way line S81°20'01"E 28.36 feet to the point of beginning.

Contains: 2.31 acres +/-

OWNER'S DEDICATION
KNOW ALL BY THESE PRESENTS 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 SUBMITTED TO THE CITY AND EASEMENTS TO BE ACCEPTED BY THE CITY OF HIGHLAND CITY, UTAH. IN WITNESS WHEREOF WE HAVE HERETO SIGNED OUR HANDS THIS 16th DAY OF June, 2022. A.D.

BY: Brian Gochpoue
(PRINTED NAME)
TITLE: Manager of Cottonwood Retail I, L.L.C.
LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake
ON THE 12 day of January, 2022, I, A.D. 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Brian Gochpoue, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE Manager of Ridgeview Retail I, L.L.C., A UTAH L.L.C. AND THAT HE HAS SIGNED THE OWNERS' DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES MENTIONED.
MY COMMISSION EXPIRES: 8/28/2025
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN DAVIS COUNTY
Arvy Binington
PRINTED FULL NAME AND COUNTY

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 9th DAY OF November, A.D. 2021.
APPROVED BY: [Signature]
APPROVED BY: [Signature]
APPROVED BY: [Signature]
APPROVED BY: [Signature]

HIGHLAND CITY ATTORNEY
APPROVED AS TO FORM THIS 15 DAY OF February, A.D. 2022

**RIDGEVIEW RETAIL I
COMMERCIAL SUBDIVISION**
LOCATED IN THE SE1/4 OF SECTION 1, T5S, R1E,
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

PLANNING COMMISSION APPROVAL
APPROVED THIS DAY OF _____, A.D. 20____, BY THE HIGHLAND CITY PLANNING COMMISSION.
DIRECTOR, COMMUNITY DEVELOPMENT
CHAIRMAN, PLANNING COMMISSION

SURVEYOR'S SEAL EVAN J. WOOD STATE OF UTAH	NOTARY PUBLIC SEAL ARVY BININGTON STATE OF UTAH	HIGHLAND CITY ENGINEER SEAL ANDREW ALLEN HIGHLAND CITY	HIGHLAND CITY RECORDER SEAL ANDREW ALLEN HIGHLAND CITY	COUNTY RECORDER STAMP 266832022 ANDREW ALLEN RECORDER SALT LAKE COUNTY
--	---	--	--	--

18200