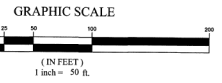


LEGEND

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

PLAT D
RIDGEVIEW
 PLANNED UNIT DEVELOPMENT
 LOCATED IN THE SE1/4 OF SECTION 1, T5S, R1E,
 SALT LAKE BASE & MERIDIAN
 HIGHLAND CITY, UTAH COUNTY, UTAH



VICINITY MAP

- 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 PRIVATE ROADS AND COMMON AREAS WILL ALSO SERVE 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 RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
 - NO VEHICULAR ACCESS TO CANAL BOULEVARD IS ALLOWED ALONG THE FOLLOWING LOTS: 231, 232, 234, 235, 236, 237, 238, 239, 240, AND 241. NO VEHICULAR ACCESS TO FEATHERSTONE DRIVE IS ALLOWED ALONG THE FOLLOWING LOTS: 260, 261, 262, 263, 264, AND 265.
 - ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL FIRE CODE REQUIREMENTS.
 - PRIVATE ROADS ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE HOA.
 - PARCELS 2D, 2E, 2F, 2G, AND 2H ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE HOA.
 - LOTS THAT SHARE DRIVEWAYS HAVE A RECIPROCAL SHARED ACCESS AND MAINTENANCE EASEMENT ACROSS DRIVEWAYS.

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.

Line Table	Monument Table
1 N04°03'21"E 28.03	1 NORTHING EASTING
2 S71°50'47"E 14.03	2 1626.00 1006.00
3 S71°50'47"E 14.03	3 12244.4 936.21
4 S81°44'46"E 14.03	4 12125.2 8253.74
5 S81°44'46"E 14.03	5 10361.0 9269.36
6 S41°02'32"W 28.07	6 11280.8 8363.60

PREPARED BY
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 HIGHLAND CITY, UTAH 84111
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1 OF 2
 12/26/2019

