

- 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: 224, 225, 226, 227, 228, 229, 230, & 231. NO VEHICULAR ACCESS TO WILLOWBANK DRIVE IS ALLOWED ALONG THE FOLLOWING LOTS: 223 & 224.
 - 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 2A, 2B, 2C, AND 2I 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

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

PREPARED BY

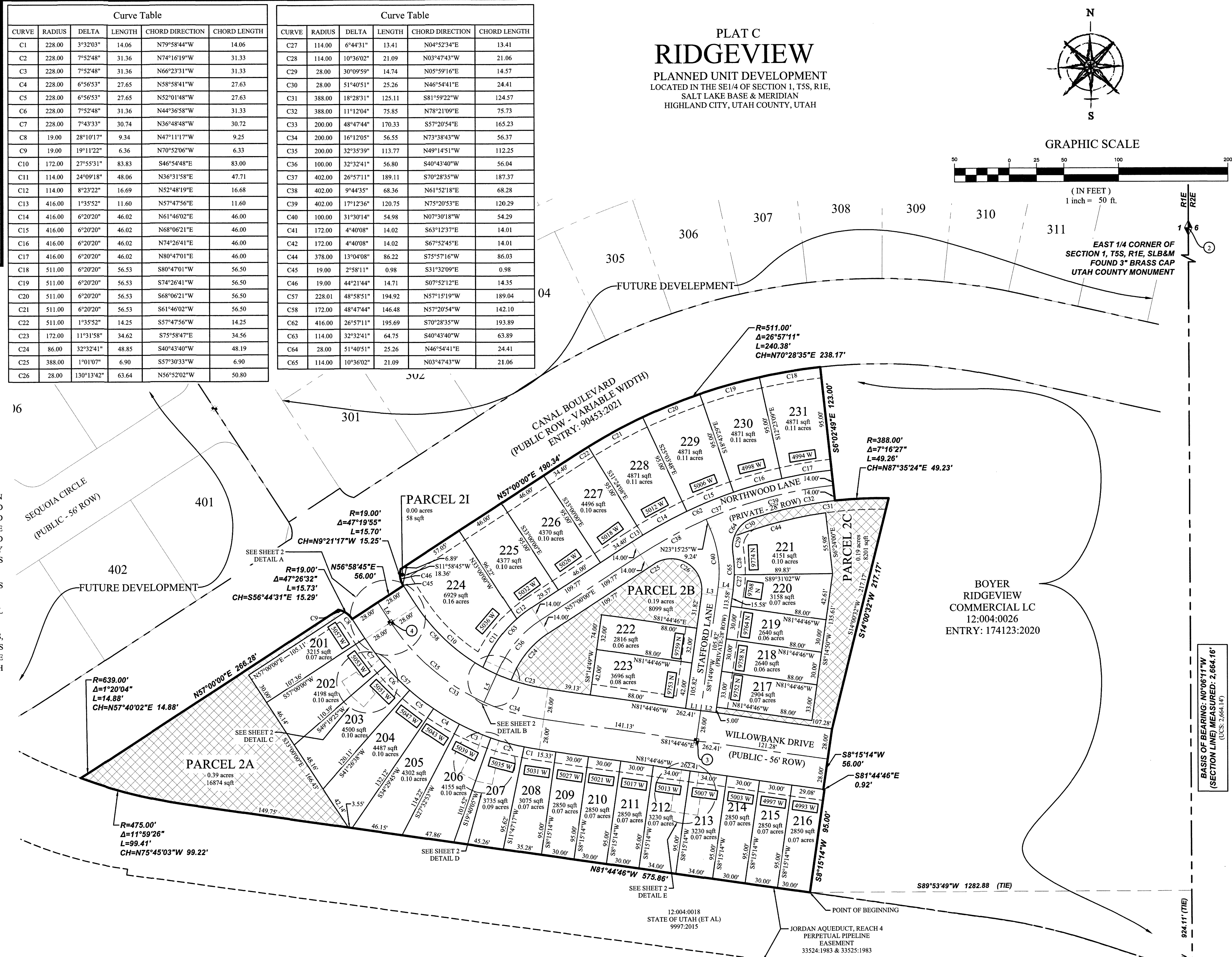
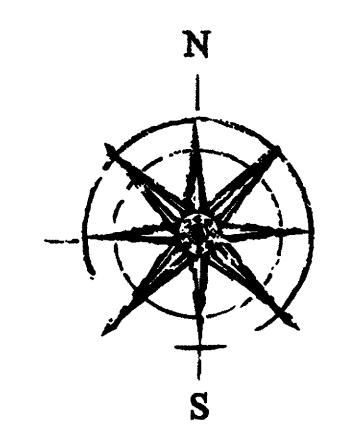
 ENGINEERING AND SURVEYING, LLC
 6949 S. HIGH TECH DRIVE, #200
 MIDVALE, UTAH 84047 PH: (801) 352-0075
 www.focusutah.com

1 OF 2
 01/02/2020

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	228.00	3°52'03"	14.06	N79°58'44"W	14.06
C2	228.00	7°52'48"	31.36	N74°16'19"W	31.33
C3	228.00	7°52'48"	31.36	N66°23'31"W	31.33
C4	228.00	6°56'53"	27.65	N58°58'41"W	27.63
C5	228.00	6°56'53"	27.65	N52°01'48"W	27.63
C6	228.00	7°52'48"	31.36	N44°36'58"W	31.33
C7	228.00	7°43'33"	30.74	N36°48'48"W	30.72
C8	19.00	28°10'17"	9.34	N47°11'17"W	9.25
C9	19.00	19°11'22"	6.36	N70°52'06"W	6.33
C10	172.00	27°55'31"	83.83	S46°54'48"E	83.00
C11	114.00	24°09'18"	48.06	N36°31'58"E	47.71
C12	114.00	8°23'22"	16.69	N52°48'19"E	16.68
C13	416.00	1°35'52"	11.60	N57°47'56"E	11.60
C14	416.00	6°20'20"	46.02	N61°46'02"E	46.00
C15	416.00	6°20'20"	46.02	N68°06'21"E	46.00
C16	416.00	6°20'20"	46.02	N74°26'41"E	46.00
C17	416.00	6°20'20"	46.02	N80°47'01"E	46.00
C18	511.00	6°20'20"	56.53	S80°47'01"W	56.50
C19	511.00	6°20'20"	56.53	S74°26'41"W	56.50
C20	511.00	6°20'20"	56.53	S68°06'21"W	56.50
C21	511.00	6°20'20"	56.53	S61°46'02"W	56.50
C22	511.00	1°35'52"	14.25	S57°47'56"W	14.25
C23	172.00	11°31'58"	34.62	S75°58'47"E	34.56
C24	86.00	32°32'41"	48.85	S40°43'40"W	48.19
C25	388.00	1°01'07"	6.90	S57°30'33"W	6.90
C26	28.00	130°13'42"	63.64	N56°52'02"W	50.80

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C27	114.00	6°44'31"	13.41	N04°52'34"E	13.41
C28	114.00	10°36'02"	21.09	N03°47'43"W	21.06
C29	28.00	30°09'59"	14.74	N05°59'16"E	14.57
C30	28.00	51°40'51"	25.26	N46°54'41"E	24.41
C31	388.00	18°28'31"	125.11	S81°59'22"W	124.57
C32	388.00	11°12'04"	75.85	N78°21'09"E	75.73
C33	200.00	48°47'44"	170.33	S57°20'54"E	165.23
C34	200.00	16°12'05"	56.55	N73°38'43"W	56.37
C35	200.00	32°35'39"	113.77	N49°14'51"W	112.25
C36	100.00	32°32'41"	56.80	S40°43'40"W	56.04
C37	402.00	26°57'11"	189.11	S70°28'35"W	187.37
C38	402.00	9°44'35"	68.36	N61°52'18"E	68.28
C39	402.00	17°12'36"	120.75	N75°20'53"E	120.29
C40	100.00	31°30'14"	54.98	N07°39'18"W	54.29
C41	172.00	4°40'08"	14.02	S63°12'37"E	14.01
C42	172.00	4°40'08"	14.02	S67°52'45"E	14.01
C44	378.00	13°04'08"	86.22	S75°57'16"W	86.03
C45	19.00	2°58'11"	0.98	S31°32'09"E	0.98
C46	19.00	44°21'44"	14.71	S07°52'12"E	14.35
C47	228.01	48°58'51"	194.92	N57°19'19"W	189.04
C48	172.00	48°47'44"	146.48	N57°20'54"W	142.10
C62	416.00	26°57'11"	195.69	S70°28'35"W	193.89
C63	114.00	32°32'41"	64.75	S40°43'40"W	63.89
C64	28.00	51°40'51"	25.26	N46°54'41"E	24.41
C65	114.00	10°36'02"	21.09	N03°47'43"W	21.06

**PLAT C
 RIDGEVIEW**
 PLANNED UNIT DEVELOPMENT
 LOCATED IN THE SE1/4 OF SECTION 1, T5S, R1E,
 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 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"

Notarized Signature
 ROCKY MOUNTAIN POWER
 DATE: 6-9-21

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 9 DAY OF June, A.D. 2021
 BY: *Signature*
 TITLE: *Signature*

Line Table

LINE	DIRECTION	LENGTH
L1	S81°44'46"E	14.00
L2	S81°44'46"E	14.00
L3	S81°45'11"E	14.00
L4	S81°45'11"E	14.00
L5	N24°27'19"E	28.00
L6	S32°57'02"E	21.78

Monument Table

#	NORTHING	EASTING
1	10,000.00	10,000.00
2	15,329.37	9,993.06
3	11,061.07	8,612.19
4	11,170.47	8,333.40

PLANNING COMMISSION APPROVAL

APPROVED THIS 9 DAY OF June, A.D. 2021 BY THE HIGHLAND CITY PLANNING COMMISSION.

DIRECTOR, COMMUNITY DEVELOPMENT: *Signature*
 CHAIRMAN, PLANNING COMMISSION: *Signature*

17731
 lot 2

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

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 Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described in this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, parcels, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Signature of Evan J. Wood
 Evan J. Wood
 Professional Land Surveyor
 License No. 183395

Date: 06/02/2021

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 Parcels Identified by Utah County Tax Id. Numbers 12:004:0025, being more particularly described as follows:

Beginning at a point on the northerly line of a perpetual easement for the Jordan Aqueduct, Reach 4 in favor of The United States of America, Department of the Interior, Bureau of Reclamation as defined in a land purchase contract, recorded at Entry No. 33524:1983 in the Utah County Recorder's Office, said point being N00°06'11"W 924.11 feet along the section line and S89°53'49"W 1,282.88 feet from the Southeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence along said perpetual easement line the following two (2) courses: (1) N81°44'46"W 575.86 feet; thence (2) along the arc of a curve to the right with a radius of 475.00 feet a distance of 99.41 feet through a central angle of 11°59'26" Chord: N75°45'03"W 99.22 feet; thence N31°39'56"W a distance of 14.88 feet through a central angle of 6°39'00" Chord: N57°00'00"E 14.88 feet; thence N57°00'00"E 266.28 feet; thence Southeastly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: S09°32'31"W) a distance of 15.73 feet through a central angle of 47°26'32" Chord: S56°44'31"E 15.29 feet; thence N56°58'45"E 56.00 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: N56°58'45"E) a distance of 15.70 feet through a central angle of 47°19'55" Chord: N09°21'17"W 15.25 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 511.00 feet a distance of 240.38 feet through a central angle of 26°57'11" Chord: N70°28'35"E 238.17 feet; thence S06°02'49"E 123.00 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 388.00 feet (radius bears: S06°02'49"E) a distance of 49.26 feet through a central angle of 07°16'27" Chord: N87°35'24"E 49.23 feet; thence S14°00'32"W 217.17 feet; thence S08°15'14"W 56.00 feet; thence S81°44'46"E 0.92 feet; thence S08°15'14"W 95.00 feet to the point of beginning.

Contains: 4.38 acres +/-
 31 Lots and 3 Parcels

OWNER'S DEDICATION

KNOW ALL MEN 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, PARCELS, STREETS 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(D) THE OWNER HEREBY CONVEYS THE COMMON AREA/PRIVATE OPEN SPACE, PRIVATE DRIVEWAYS AND ROADS AS INDICATED HEREON, TO THE RIDGEVIEW MASTER ASSOCIATION, 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 HERUNTO SET OUR HANDS THIS 8TH DAY OF JUNE, A.D. 2021.

BY: *Signature of Paul D. Kelley*
 Paul D. Kelley
 Manager
 BOYER RIDGEVIEW COMMERCIAL, L.C., UTAH LIMITED LIABILITY COMPANY

ITS: *Signature of Paul D. Kelley*
 (PRINTED NAME)
 Paul D. Kelley

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
 S.S.
 COUNTY OF Salt Lake

ON THE 8TH DAY OF June, A.D. 2021 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Paul D. Kelley, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF Boyer Ridgeview Commercial, 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: 8/28/2021
 A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN DAVIS COUNTY

MY COMMISSION No. 696614
 Avry Burington
 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 16 DAY OF June, A.D. 2021.

APPROVED BY MAYOR: *Signature*
 APPROVED BY ENGINEER: *Signature*
 ATTEST: *Signature*
 CLERK-RECORDER
 (SEE SEAL BELOW)

HIGHLAND CITY ATTORNEY

APPROVED AS TO FORM THIS 10TH DAY OF June, A.D. 2021

Signature
 HIGHLAND CITY ATTORNEY

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

SURVEYOR'S SEAL 	NOTARY PUBLIC SEAL 	HIGHLAND CITY ENGINEER SEAL 	HIGHLAND CITY RECORDER SEAL 	COUNTY RECORDER STAMP
---------------------	------------------------	---------------------------------	---------------------------------	---------------------------

ENT 108371:2021 Map # 17731
 ANDREA ALLEN
 UTAH COUNTY RECORDER
 2021 Jun 14 4:35 pm FEE 170.00 BY SA
 RECORDED FOR HIGHLAND CITY

2019-09-04-7 Ridgeview Plat C South Design 19-0471 Vng Sheets Final Plat Pod A South Plat A C20 Final Plat Pod A South Plat A C20520-020
 sec. 1 T5S R1E SLB&M 23
 TU045

