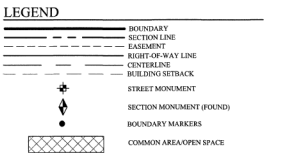
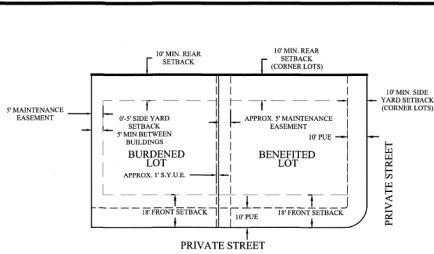


VICINITY MAP

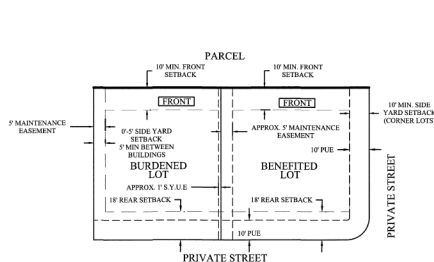


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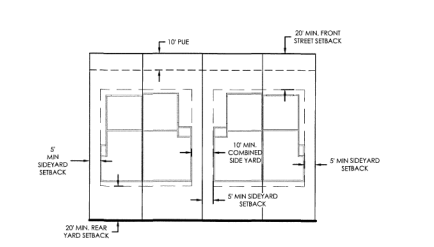
- ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTORS PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENTS SHALL RUN WITH THE 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



TYPICAL FRONT LOAD SINGLE FAMILY BUILDING SETBACKS LOTS 224-231



TYPICAL REAR LOAD SINGLE FAMILY BUILDING SETBACKS LOTS 217-223



TYPICAL PAIRED HOME SETBACKS LOTS 201-216

PLAT C  
RIDGEVIEW  
PLANNED UNIT DEVELOPMENT  
LOCATED IN THE SE1/4 OF SECTION 1, T5S, R1E,  
D4THM NAD83  
SALT LAKE BASE & MERIDIAN  
HIGHLAND CITY, UTAH COUNTY, UTAH

**SIDE YARD USE EASEMENT NOTE**  
SIDE YARD USE EASEMENTS AND MAINTENANCE EASEMENTS ARE HEREBY GRANTED AS DEPICTED HEREIN.  
DEFINITIONS:  
"SYUE" IS AN EASEMENT OF VARIABLE WIDTH OVER A BURDENED LOT LOCATED BETWEEN THE PROPERTY LINE SHARED WITH THE APPLICABLE BENEFITED LOT (THE "PROPERTY LINE") AND A LINE RUNNING APPROXIMATELY PARALLEL TO THE PROPERTY LINE THE FULL DEPTH OF THE BURDENED LOT, AND UPON WHICH THE NEAREST EXTERIOR WALL OF THE RESIDENCE SITUATED ON THE BURDENED LOT IS LOCATED ("USE EASEMENT AREA").

"MAINTENANCE EASEMENT" IS AN EASEMENT OF VARIABLE WIDTH SITUATED BETWEEN THE PROPERTY LINE AND A LINE RUNNING PARALLEL TO THE PROPERTY LINE THE FULL DEPTH OF THE BENEFITED LOT, AND UPON WHICH THE NEAREST EXTERIOR WALL OF THE RESIDENCE SITUATED ON THE BENEFITED LOT IS LOCATED ("USE EASEMENT AREA").  
"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 BURDENED LOT.  
"USE OWNER" IS THE OWNER OF A BENEFITED LOT.  
"MAINTENANCE OWNER" IS THE OWNER OF A BURDENED LOT.

A NON-EXCLUSIVE SYUE IS GRANTED TO THE APPLICABLE USE OWNER FOR THE PURPOSE OF PROVIDING THE USE OWNER THE RIGHT AND ABILITY TO OCCUPY, MAINTAIN (E.G. MOW, TRIM, ETC.), USE, ENJOY, PLACE PERSONALLY UPON, AND CONSTRUCT AND MAINTAIN FENCES AND OTHER IMPROVEMENTS, PROVIDED, HOWEVER: (i) THE USE OWNER SHALL NOT ALTER THE EXTERIOR FINISH OR CHARACTER OF THE BURDENED LOT; (ii) THE USE OWNER SHALL NOT INSTALL ANY IMPROVEMENTS WITHIN THE USE EASEMENT AREA, NO LANDSCAPING INSTALLED WITHIN THE USE EASEMENT AREA SHALL BE OF A TYPE OR MATERIAL THAT COULD BE STRUCTURE LOCATED UPON THE BURDENED LOT, NO GARBAGE, REFUSE, RUBBISH OR CUTTINGS, TRASH AND REFUSE CONTAINERS SHALL BE DEPOSITED OR KEPT WITHIN THE USE EASEMENT AREA, NO TANKS OF ANY KIND, EITHER ELEVATED OR BURIED, SHALL BE ERRECTED, PLACED OR PERMITTED UPON ANY USE EASEMENT AREA, INCLUDING BUT NOT LIMITED TO BARBERIC, DRILL TANKS; (iii) THE USE OWNER SHALL NOT ENTER, AND SHALL KEEP TRASH AND DEBRIS FROM ENTERING, ANY WINDOW WELLS; (iv) THE USE OWNER SHALL NOT INTERFERE WITH ANY AIR-CONDITIONING UNIT, GAS METER, HOSE BIB OR OTHER SUCH ATTACHMENTS THAT MAY BE SITUATED ON THE BURDENED LOT; (v) THE USE OWNER SHALL NOT CONSTRUCT, INSTALL, ATTACH OR AFFIX ANYTHING ON OR ABOUT THE EXTERIOR OF ANY RESIDENTIAL IMPROVEMENTS LOCATED UPON THE BURDENED LOT. THE USE OWNER SHALL NOT CONDUCT ANY ACTIVITIES THAT WILL OR COULD CAUSE ANY OBJECT TO IMPACT ON OR AGAINST THE EXTERIOR OF ANY RESIDENTIAL IMPROVEMENTS LOCATED UPON THE BURDENED LOT; (vi) THE USE OWNER SHALL NOT IN ANY WAY ADVERSELY IMPACT THE RESIDENCE LOCATED ON THE BURDENED LOT, OR THE SIMILARITY IN HEIGHT THEREOF; (vii) THE USE OWNER SHALL NOT MATERIALLY IMPEDOR HINDER THE MAINTENANCE OWNER FROM REALIZING THE BENEFIT FOR WHICH THE MAINTENANCE EASEMENT HAS BEEN CREATED (I.E., TO MAINTAIN THE EXTERIOR OF ITS RESIDENTIAL STRUCTURE WHICH IS SITUATED ADJACENT TO THE SYUE); (viii) THE USE OWNER SHALL KEEP THE USE EASEMENT AREA FREE OF NOXIOUS AND HAZARDOUS MATERIALS, INCLUDING FIRE-HAZARDOUS MATERIALS; (ix) THE USE OWNER, AT ITS SOLE COST AND EXPENSE, SHALL ENSURE THAT APPROPRIATE LANDSCAPING, IN ACCORDANCE WITH ALL COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO THE LOTS, IS MAINTAINED IN THE USE EASEMENT AREA AS ORIGINALLY INSTALLED (E.G. SOIL, GRAVEL, ETC.) BY THE MAINTENANCE OWNER; (x) THE USE OWNER SHALL ENSURE THAT ANY LANDSCAPING, DRAINAGE, AND IRRIGATION SYSTEMS WITHIN THE USE EASEMENT AREA ARE INSTALLED AND MAINTAINED IN SUCH MANNER THAT THE SOIL SURROUNDING ANY IMPROVEMENTS CONSTRUCTED ON THE BURDENED LOT SHALL NOT BECOME SO IMPREGATED WITH WATER THAT IT CAUSES EXPANSION OR SHRINKING OF THE SOIL SUPPORTING SUCH IMPROVEMENTS OR OTHER DAMAGE TO SUCH IMPROVEMENTS AND FOUNDATION ON THE BURDENED LOT; (xi) THE USE OWNER SHALL NOT PLANT TREES, SHRUBS OR FOLLAGE OR STACK WOOD IN THE USE EASEMENT AREA; (xii) THE USE OWNER SHALL REMAIN RESPONSIBLE FOR MAINTAINING THE BENEFITED LOT; AND (xiii) ALL USES BY THE USE OWNER SHALL BE OTHERWISE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS ALONG WITH ALL COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS, FOR THE COMMUNITY, AS SUPPLEMENTED AND AMENDED, THAT HAVE BEEN OR WILL BE RECORDED IN THE RECORDER'S OFFICE OF UTAH COUNTY, UTAH.

A NON-EXCLUSIVE MAINTENANCE EASEMENT IS ESTABLISHED IN ORDER TO ENSURE THE MAINTENANCE OWNER IS ABLE TO MAINTAIN AND REPAIR ITS RESIDENCE WHICH CANNOT PRACTICALLY OR ECONOMICALLY COMPLETE FROM OTHER PORTIONS OF THE BURDENED LOT. THE MAINTENANCE OWNER SHALL HAVE THE RIGHT OF NOTICE AND DURING REPAIRS, UNLESS AN EMERGENCY OTHERWISE DICTATES OTHERWISE), TO ENTER UPON SO MUCH OF THE AREA COVERED BY THE MAINTENANCE EASEMENT AS IS REASONABLY NECESSARY TO MAINTAIN OR REPAIR ITS RESIDENCE OR TO INSTALL LANDSCAPING AND AN IRRIGATION SYSTEM. THE MAINTENANCE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING MAINTENANCE OWNERS SIDE OF ANY FENCE AND MAINTAINING THE GRADE OF THE LAND BURDENED BY THE SYUE.

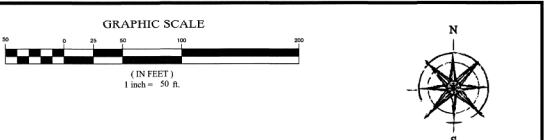
TAXES: THE MAINTENANCE OWNER, AS THE RECORD OWNER OF THE USE EASEMENT AREA, SHALL BE OBLIGATED TO PAY ALL REAL ESTATE PROPERTY TAXES AND ASSESSMENTS RELATED TO THE BURDENED LOT, INCLUDING THE USE EASEMENT AREA.

INDEMNITIES: (i) THE USE OWNER, ON BEHALF OF ITSELF AND ITS TENANTS, SUBTENANTS, OCCUPANTS 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 OF ACTION AGAINST THE MAINTENANCE OWNER, AND ITS SUCCESSORS AND ASSIGNS, FOR LOSS OF LIFE, PERSONAL INJURY, PROPERTY DAMAGE OR OTHERWISE WHICH ARISES OR MAY ARISE IN CONNECTION WITH THE USE OF THE USE EASEMENT AREA BY THE USE OWNER OR ITS PERMITTEES AND FROM AND AGAINST ANY AND ALL DAMAGES OR DESTRUCTION CAUSED TO THE SURFACE AREA OF THE USE EASEMENT AREA OR TO ANY IMPROVEMENT LOCATED ON THE BURDENED LOT, IN THE EXERCISE OF SUCH USE OWNERS OR PERMITTEES RIGHTS WITH RESPECT TO THE USE EASEMENT AREA. THE USE OWNER, ON BEHALF OF ITSELF AND ITS PERMITTEES, HEREBY KNOWINGLY ASSUME ANY RISK OF LOSS RELATED TO OR ASSOCIATED WITH ITS USE OF THE USE EASEMENT AREA. (ii) THE MAINTENANCE OWNER, ON BEHALF OF ITSELF AND ITS 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 OF ACTION AGAINST THE USE OWNER, AND ITS SUCCESSORS AND ASSIGNS, FOR LOSS OF LIFE, PERSONAL INJURY, PROPERTY DAMAGE OR OTHERWISE WHICH ARISES OR MAY ARISE IN CONNECTION WITH THE USE OF THE MAINTENANCE EASEMENT BY THE MAINTENANCE OWNER OR ITS PERMITTEES AND FROM AND AGAINST ANY AND ALL DAMAGES OR DESTRUCTION CAUSED TO THE SURFACE AREA OF THE MAINTENANCE EASEMENT OR TO ANY IMPROVEMENT LOCATED ON THE BENEFITED LOT, IN THE EXERCISE OF SUCH MAINTENANCE OWNER OR PERMITTEES RIGHTS WITH RESPECT TO THE MAINTENANCE EASEMENT. THE MAINTENANCE OWNER, ON BEHALF OF ITSELF AND ITS PERMITTEES, HEREBY KNOWINGLY ASSUME ANY RISK OF LOSS RELATED TO OR ASSOCIATED WITH ITS USE OF THE MAINTENANCE EASEMENT.

DRIVEWAY ACCESS EASEMENT

OWNER HEREBY GRANTS AND DEDICATES TO OWNERS OF THE LOTS ABUTTING THE COMMON BOUNDARY LINE BETWEEN TWO LOTS AS DEPICTED HEREON ("ABUTTING OWNERS") AND THEIR TENANTS, OCCUPANTS, INVITEES, LICENSEES AND GUESTS ("PERMITTEES"), A PERPETUAL, NON-EXCLUSIVE RECIPROCAL DRIVEWAY ACCESS EASEMENT FOR REASONABLE ACCESS, INGRESS AND EGRESS OVER THE DRIVEWAY OF EACH LOT, TO PROVIDE FOR THE PASSAGE OF MOTOR VEHICLES AND PEDESTRIANS BETWEEN ALL PORTIONS OF THE DRIVEWAY AND TO AND FROM THE STREET OR RIGHT-OF-WAY ABUTTING AND FURNISHING LEGAL ACCESS TO THE LOTS, SUBJECT TO THE FOLLOWING:

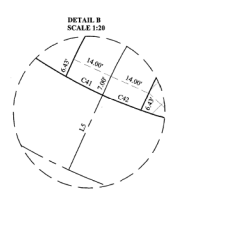
- EACH OWNER GRANTS AN ENCROACHMENT EASEMENT FOR IMPROVEMENTS FOR THE BENEFIT OF AND AS AN APPURTENANCE TO EACH LOT, TO THE SHARING OWNERS AND THEIR PERMITTEES, WHICH EASEMENT MAY ENCRACH BY NO MORE THAN ONE FOOT (1') INTO OR UPON ANOTHER SHARING OWNER'S LOT.
- EACH SHARING OWNER SHALL, AT ITS SOLE COST, OPERATE AND MAINTAIN OR CAUSE TO BE OPERATED AND MAINTAINED THE DRIVEWAY LOCATED ON ITS LOT IN A REASONABLE CONDITION AND AT ALL TIMES SHALL CAUSE THE DRIVEWAY TO REMAIN OPEN, PAVED AND FREE OF OBSTRUCTIONS SO AS TO PERMIT VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS. MAINTENANCE SHALL INCLUDE, WITHOUT LIMITATION: (i) MAINTAINING AND REPAIRING, AND SNOW REMOVAL FROM, ALL EDGELINE AND THE SURFACE OF THE DRIVEWAY AREAS; (ii) REMOVING ALL PARKS, DEBRIS AND OTHER 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
(07)	S10°00'00"E	1.79
(08)	S10°00'00"E	15.25
(09)	N48°32'27"W	12.26
(10)	N48°32'27"W	1.74
(11)	N48°32'27"W	21.15
(12)	N48°32'27"W	21.15
(13)	S22°00'00"E	1.74
(14)	S22°00'00"E	12.71
(15)	N17°34'29"W	12.71
(16)	N17°34'29"W	1.74
(17)	N48°32'27"W	21.15
(18)	S81°14'48"E	20.17
(19)	S81°14'48"E	1.50
(20)	S81°14'48"E	12.50
(21)	N81°14'48"E	1.50
(22)	N81°14'48"E	1.50
(23)	S81°14'48"E	20.17
(24)	S81°14'48"E	16.00
(25)	N81°14'48"E	16.00
(26)	S11°47'17"W	16.00
(27)	N11°47'17"E	16.00
(28)	N41°48'54"W	16.00
(29)	N11°47'17"E	16.00
(30)	N11°47'17"E	21.67

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.



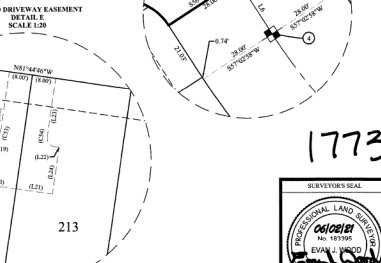
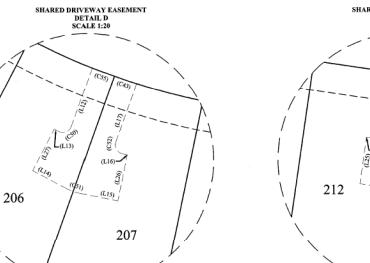
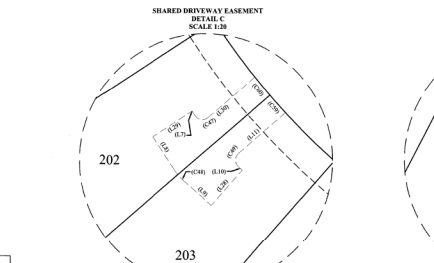
Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C43)	228.00	2'40'39"	8.00	N17°20'14"W	8.00
(C44)	1.00	97°40'31"	5.11	S81°15'01"E	4.52
(C45)	20.00	13°32'22"	5.43	S48°48'41"E	5.43
(C46)	1.00	97°32'48"	5.12	S00°23'02"W	4.52
(C47)	20.00	13°45'15"	5.50	S70°19'55"E	4.52
(C48)	1.00	97°32'48"	5.12	S22°18'19"E	4.52
(C49)	1.00	90°00'00"	4.71	N53°19'14"E	4.24
(C50)	1.00	90°00'00"	4.71	S30°44'42"E	4.24
(C51)	228.00	2'40'39"	8.00	N69°19'56"W	8.00
(C52)	228.00	2'40'39"	8.00	N41°48'54"W	8.00
(C53)	228.00	2'40'39"	8.00	N39°49'15"W	8.00

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

PREPARED BY  
**FOCUS**  
ENGINEERING AND SURVEYING, LLC  
6949 S. HIGH TECH DRIVE, #200  
MIDVALE, UTAH 84047 TEL: (801) 552-9075  
www.focusna.com

2 OF 2  
01/02/2020



7731 2 of 2

SURVEYOR'S SEAL: FOCUS ENGINEERING AND SURVEYING, LLC  
NOTARY PUBLIC SEAL: [Notary Name]  
HIGHLAND CITY ENGINEER SEAL: [Seal]  
HIGHLAND CITY RECORDER SEAL: [Seal]  
COUNTY RECORDER SEAL: [Seal]

ENR 108371-2021 Rev 1 1771  
HIGHLAND CITY, UTAH COUNTY, UTAH  
RECORDED FOR HIGHLAND CITY