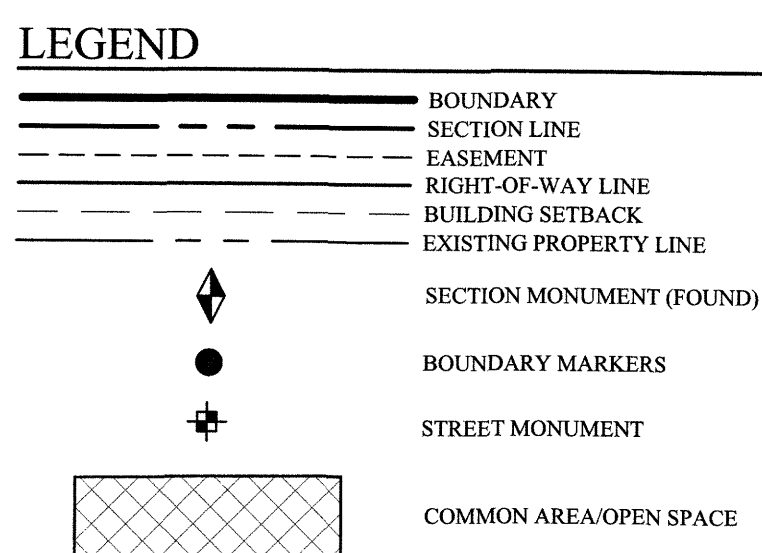


VICINITY MAP

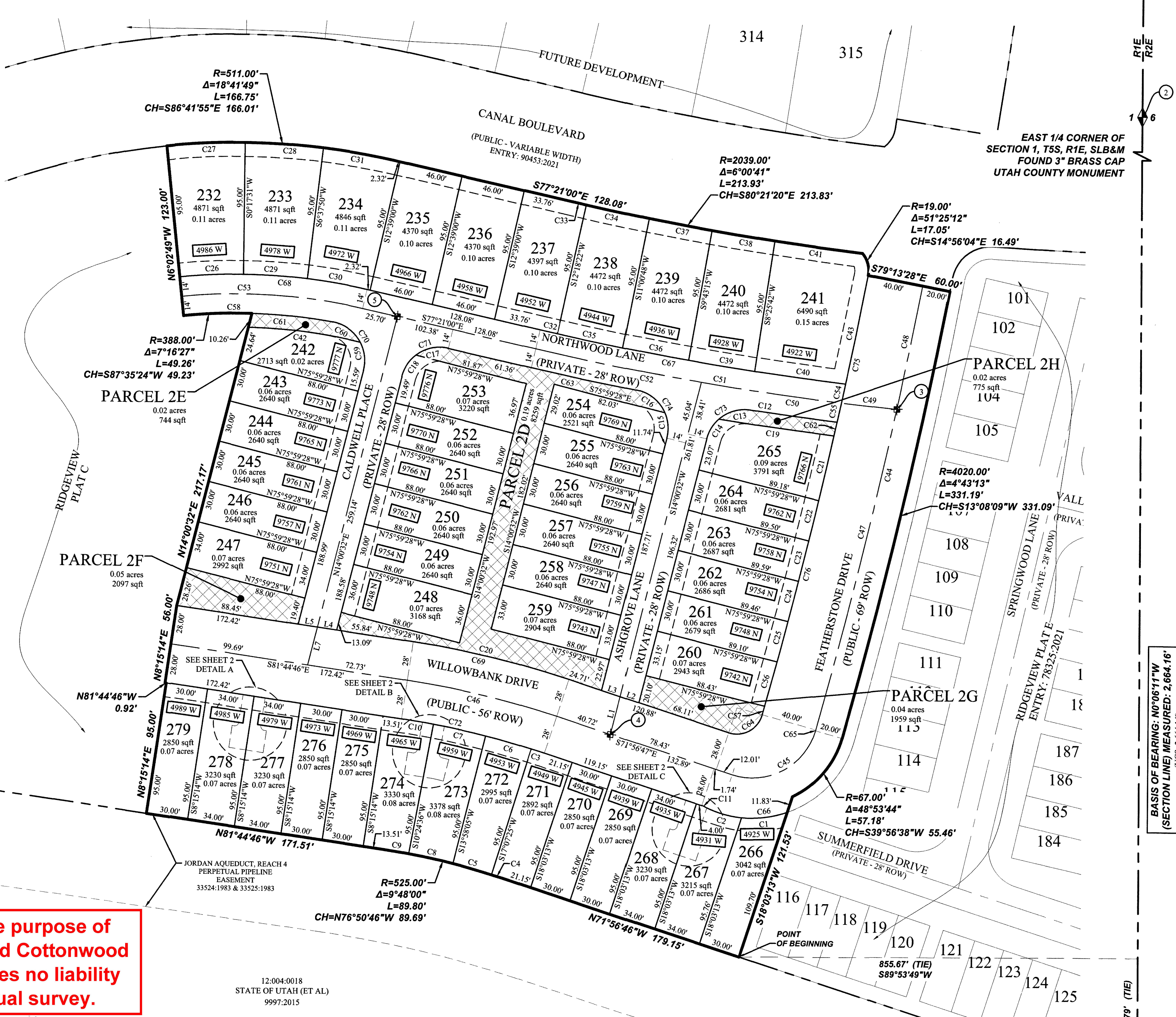
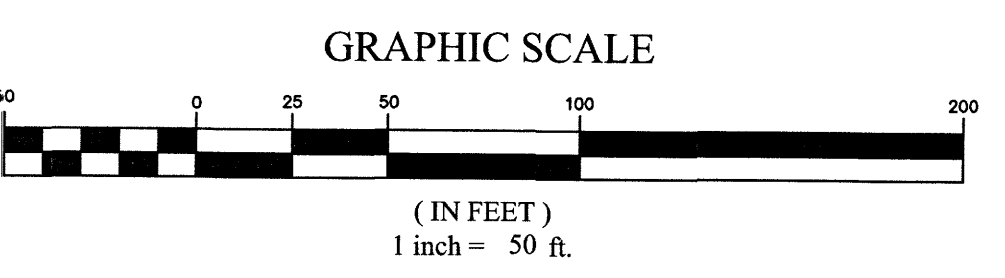
NOTES

1. 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 LIVESTOCK.
5. NO VEHICULAR ACCESS TO CANAL BOULEVARD IS ALLOWED ALONG THE FOLLOWING LOTS: 232, 233, 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.
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 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.



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



Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	76.00	25°08'24"	33.35	S83°07'55"W	33.08
C2	76.00	20°40'20"	27.42	N73°57'42"W	27.27
C3	620.00	0°55'48"	10.06	N72°24'41"W	10.06
C4	525.00	0°55'48"	8.52	S72°24'41"E	8.52
C5	525.00	3°09'20"	28.91	S74°27'15"E	28.91
C6	620.00	3°09'20"	34.15	N74°27'15"W	34.14
C7	620.00	3°33'29"	38.50	N77°48'39"W	38.50
C8	525.00	3°33'29"	32.60	S77°48'39"E	32.60
C9	525.00	2°09'22"	19.76	S80°40'05"E	19.75
C10	620.00	2°09'22"	23.33	N80°40'05"W	23.33
C11	19.00	8°19'14"	2.76	N67°47'10"W	2.76
C12	2162.00	1°40'15"	63.05	S82°26'28"E	63.05
C13	28.00	49°42'49"	24.29	N73°32'16"E	23.54
C14	28.00	34°40'19"	16.94	N31°20'42"E	16.69
C15	28.00	38°05'52"	18.62	S05°02'24"E	18.28
C16	28.00	55°18'43"	27.03	S51°44'42"E	25.99
C17	28.00	49°59'41"	24.43	N77°39'09"E	23.66
C18	28.00	38°38'47"	18.89	N33°19'55"E	18.53
C19	2172.00	2°12'29"	83.71	S82°08'46"E	83.70
C20	676.00	9°47'59"	115.62	N76°50'46"W	115.48
C21	3960.00	0°41'39"	47.99	N12°49'55"E	47.99
C22	3960.00	0°26'03"	30.00	N13°23'46"E	30.00
C23	3960.00	0°26'03"	30.00	N13°49'48"E	30.00
C24	3960.00	0°26'03"	30.00	N14°15'51"E	30.00
C25	3960.00	0°26'03"	30.00	N14°41'54"E	30.00
C26	416.00	6°20'20"	46.02	N87°07'21"E	46.00
C27	511.00	6°20'20"	56.53	S87°07'21"W	56.50
C28	511.00	6°20'20"	56.53	N86°32'20"W	56.50
C29	416.00	6°20'20"	46.02	S86°32'20"E	46.00
C30	416.00	6°01'10"	43.70	S80°21'35"E	43.68
C31	511.00	6°01'10"	53.68	N80°21'35"W	53.66
C32	2134.00	0°20'38"	12.81	S77°31'19"E	12.81
C33	2039.00	0°20'38"	12.24	N77°31'19"W	12.24
C34	2039.00	1°17'33"	46.00	N78°02'25"W	46.00
C35	2134.00	1°17'33"	48.14	S78°20'25"E	48.14
C36	2134.00	1°17'33"	48.14	S79°37'58"E	48.14
C37	2039.00	1°17'33"	46.00	N79°37'58"W	46.00
C38	2039.00	1°17'33"	46.00	N80°55'32"W	46.00
C39	2134.00	1°17'33"	48.14	S80°55'32"E	48.14
C40	2134.00	1°46'33"	66.14	S82°27'35"E	66.14
C41	2039.00	1°47'22"	63.69	N82°28'00"W	63.68
C42	378.00	12°20'29"	81.42	N82°56'47"W	81.26
C43	3960.00	1°09'24"	79.94	N11°21'14"E	79.94
C44	4000.00	4°43'13"	329.54	N13°08'09"E	329.45
C45	47.00	92°33'28"	75.93	N61°46'29"E	67.93
C46	648.00	9°47'59"	110.83	N76°50'46"W	110.70
C47	4000.00	3°25'13"	238.78	S13°47'09"W	238.75
C48	4000.00	1°18'00"	90.76	S11°25'32"W	90.76
C49	2148.00	1°04'22"	40.22	S83°50'56"E	40.22
C50	2148.00	2°43'18"	102.04	S81°57'06"E	102.03
C51	2148.00	7°02'07"	263.75	S80°52'03"E	263.58
C52	2148.00	3°14'27"	121.50	S78°58'13"E	121.48
C53	402.00	18°41'49"	131.18	N86°41'55"W	130.60
C54	3960.00	0°12'12"	14.06	S12°02'02"W	14.06
C55	3960.00	0°12'13"	14.07	S12°14'15"W	14.07
C56	3960.00	0°28'47"	33.16	N15°09'18"E	33.16
C57	3960.00	0°05'35"	6.44	S15°26'30"W	6.44
C58	388.00	7°16'27"	49.26	S87°35'24"W	49.23
C59	28.00	42°26'07"	20.74	N07°12'31"W	20.27
C60	28.00	51°40'51"	25.26	N54°16'01"W	24.41
C61	388.00	8°39'56"	58.68	N84°26'24"W	58.63
C62	3960.00	0°08'43"	10.05	N12°24'43"E	10.05
C63	2162.00	2°03'03"	77.39	S78°22'32"E	77.39
C64	19.00	92°33'56"	30.70	N61°46'15"E	27.46
C65	4000.00	0°00'28"	0.54	S15°29'31"W	0.54
C66	76.00	45°48'44"	60.77	N86°31'55"W	59.16
C67	2134.00	5°59'52"	223.39	S80°20'56"E	223.28
C68	416.00	18°41'49"	135.75	N86°41'55"W	135.15
C69	676.00	9°47'59"	115.62	S76°50'46"E	115.48
C70	28.00	94°06'58"	45.99	N33°02'57"W	40.99
C71	28.00	88°38'28"	43.32	N58°19'46"E	39.13
C72	620.00	9°47'59"	106.04	N76°50'46"W	105.91
C73	28.00	84°23'08"	41.24	S56°12'06"W	37.61
C74	28.00	93°24'35"	45.65	N32°41'46"W	40.76
C75	3960.00	1°21'36"	94.00	S11°27'21"W	94.00
C76	3960.00	3°21'09"	231.70	S13°48'43"W	231.67

**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 owners(s) that I have completed a survey of the property described on 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.

Evan J. Wood  
Professional Land Surveyor  
License No. 183395

06/02/2021  
Date

**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 Parcel Identified by Utah County Tax Id. Number 12:004:0026, 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 822.79 feet along the section line and S89°53'49"W 855.67 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 three (3) courses: (1) N71°56'46"W 179.15 feet; thence (2) along the arc of a curve to the left with a radius of 525.00 feet a distance of 89.80 feet through a central angle of 09°48'00" Chord: N76°50'46"W 89.69 feet; thence (3) N81°44'46"W 171.51 feet; thence N08°15'14"E 95.00 feet; thence N81°44'46"W 0.92 feet; thence N08°15'14"E 56.00 feet; thence N14°00'32"E 217.17 feet; thence Westwarily along the arc of a curve to the left having a radius of 388.00 feet (radius bears: S01°13'38"W) a distance of 49.26 feet through a central angle of 07°16'27" Chord: S87°35'24"W 49.23 feet; thence N06°02'49"W 123.00 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 511.00 feet (radius bears: S06°02'49"E) a distance of 166.75 feet through a central angle of 18°41'49" Chord: S86°41'55"E 166.01 feet; thence S77°21'00"E 128.08 feet; thence along the arc of a curve to the left with a radius of 2,039.00 feet a distance of 213.93 feet through a central angle of 06°00'41" Chord: S80°21'20"E 213.83 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: S49°21'21"W) a distance of 17.05 feet through a central angle of 51°25'12" Chord: S14°56'04"E 16.49 feet; thence S49°21'21"W 17.05 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 4,020.00 feet (radius bears: N79°13'28"W) a distance of 331.19 feet through a central angle of 04°43'13" Chord: S13°08'09"W 331.09 feet; to a point of compound curvature; thence along the arc of a curve to the right with a radius of 67.00 feet a distance of 57.18 feet through a central angle of 48°53'44" Chord: S39°56'38"W 55.46 feet; thence S18°03'13"W 121.53 feet to the point of beginning.

Contains: 5.61 acres/-  
48 Lots and 5 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 HEREOF 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 HEREOF, 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 HEREUNTO SET OUR HANDS THIS 8<sup>TH</sup> DAY OF JUNE A.D. 2021  
BOYER RIDGEVIEW COMMERCIAL, L.C., a UTAH LIMITED LIABILITY COMPANY  
BY: *Paul D. Kelley*  
ITS: *Paul D. Kelley*  
(PRINTED NAME)

**LIMITED LIABILITY ACKNOWLEDGMENT**  
STATE OF UTAH  
COUNTY OF Salt Lake  
AVRY BYINGTON  
Notary Public State of Utah  
My Commission Expires on:  
August 28, 2021  
Comm. Number: 696614  
ON THE 8<sup>TH</sup> DAY OF JUNE A.D. 2021, I 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 UTAH COUNTY  
BY: *Avry Byington*  
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]*  
HIGHLAND CITY ATTORNEY: *[Signature]*  
APPROVED AS TO FORM THIS 10<sup>TH</sup> DAY OF JUNE A.D. 2021.  
HIGHLAND CITY ATTORNEY

**PLANNING COMMISSION APPROVAL**  
APPROVED THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_\_ BY THE HIGHLAND CITY PLANNING COMMISSION.  
DIRECTOR, COMMUNITY DEVELOPMENT: *[Signature]*  
CHAIRMAN, PLANNING COMMISSION: *[Signature]*

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

17732  
Sheet 1 of 2

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

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

1 OF 2  
12/26/2019

UTAH COUNTY RECORDER  
ENT 108372:2021 Map 4 17732  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Jun 14 5:00 PM FEE 206.00 BY SN  
RECORDED FOR HIGHLAND CITY

**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 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"

Notary Seal: *Notary Seal*  
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.

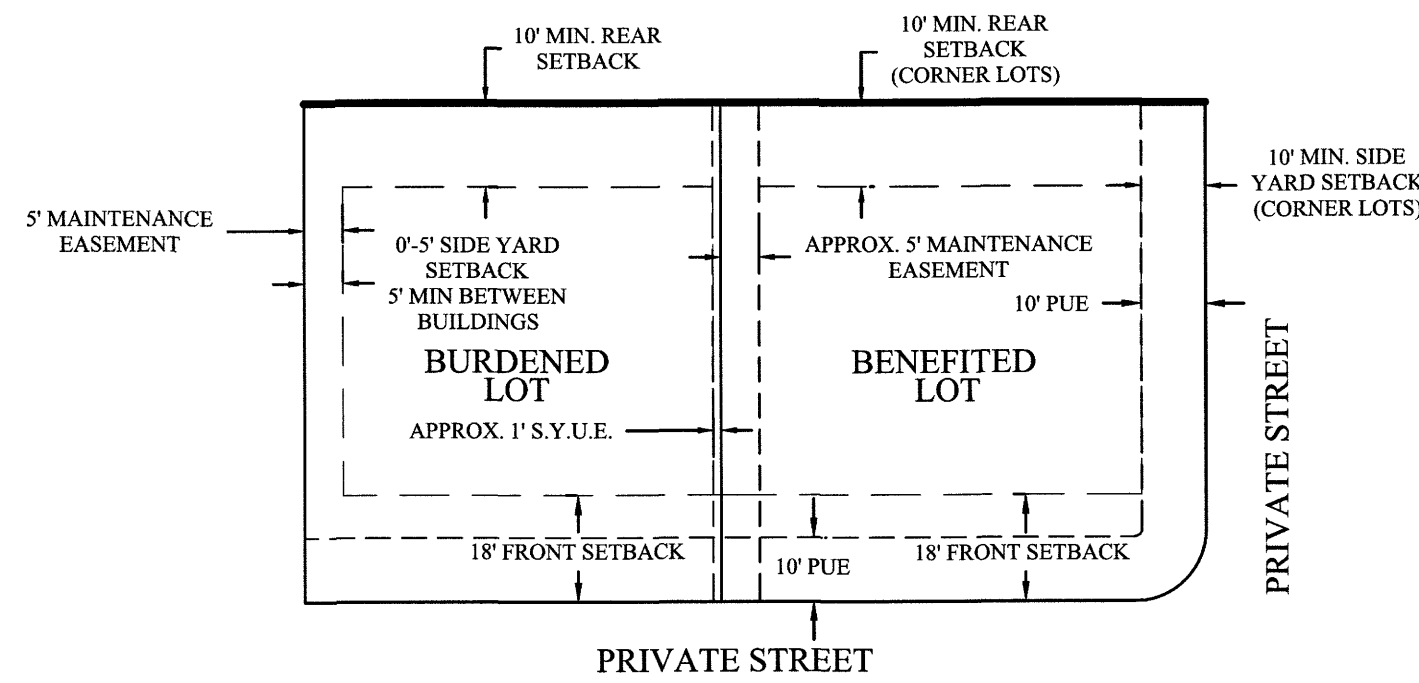
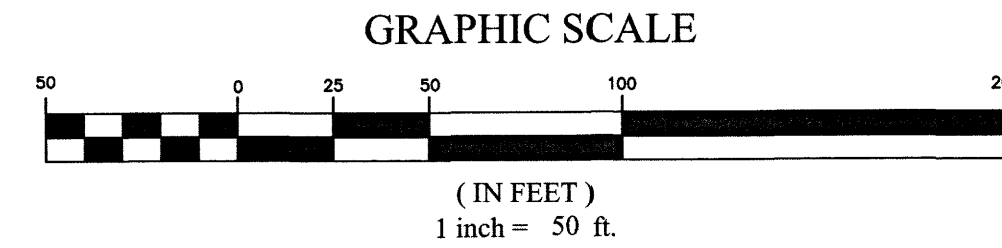
QUESTAR GAS COMPANY  
dba DOMINION ENERGY UTAH  
APPROVED THIS 9 DAY OF June A.D. 2021  
BY: *[Signature]*  
TITLE: *Pre-Const*

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

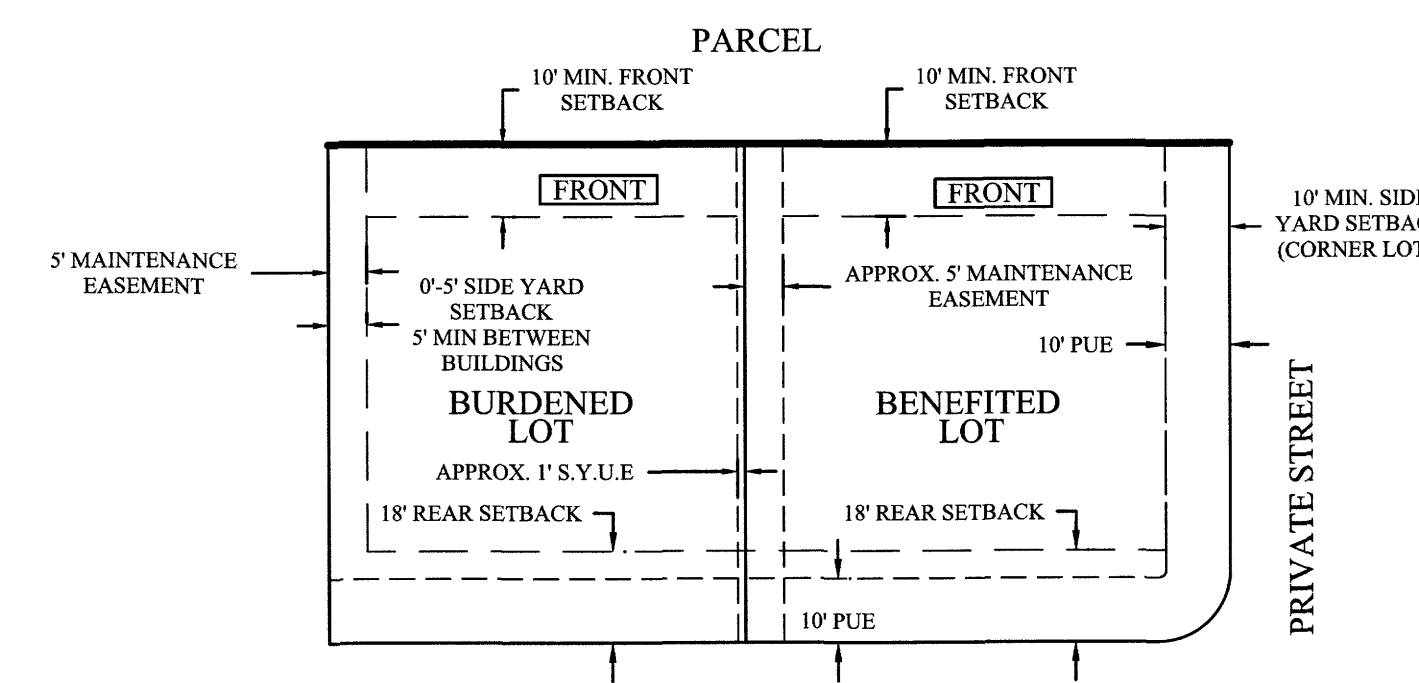
SURVEYOR'S SEAL: *[Seal]*  
NOTARY PUBLIC SEAL: *[Seal]*  
HIGHLAND CITY ENGINEER SEAL: *[Seal]*  
HIGHLAND CITY RECORDER SEAL: *[Seal]*  
COUNTY RECORDER STAMP: *[Seal]*



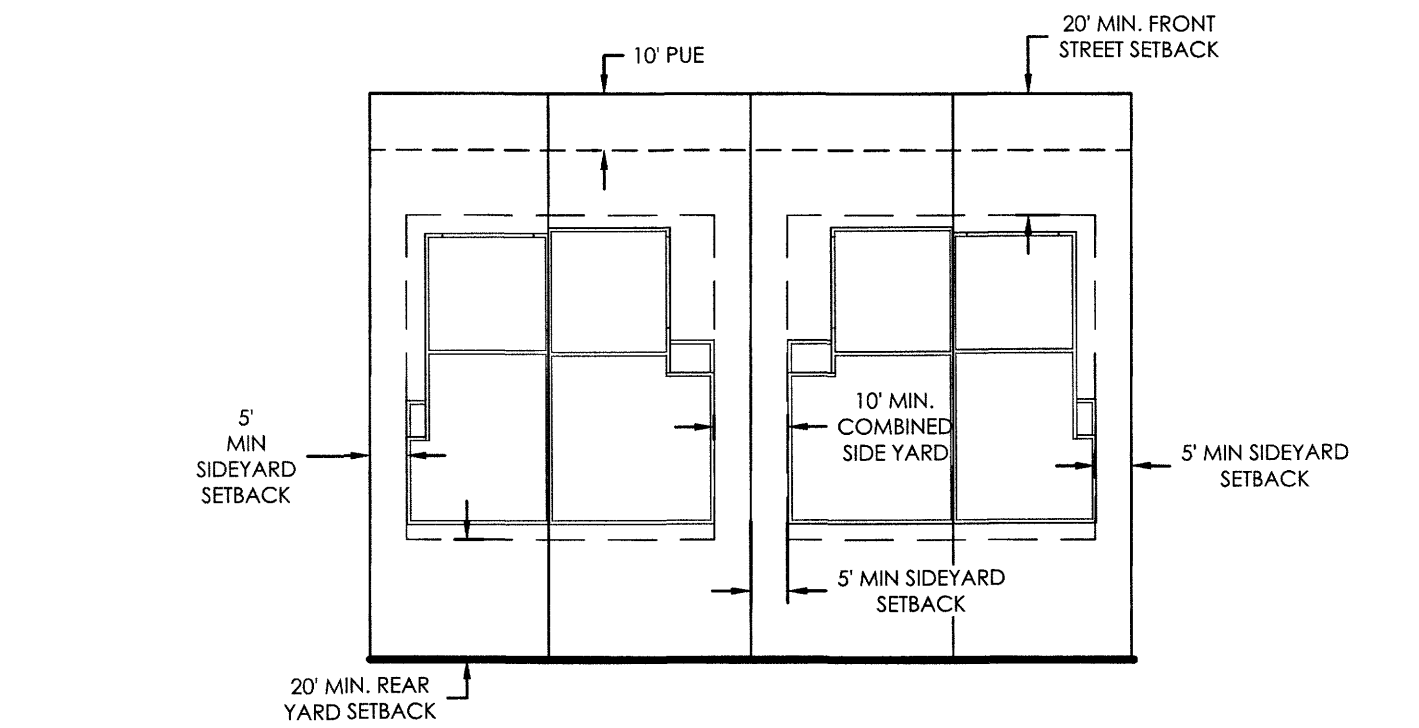
PLAT D  
**RIDGEVIEW**  
PLANNED UNIT DEVELOPMENT  
LOCATED IN THE SE1/4 OF SECTION 1, T5S, R1E,  
SALT LAKE BASE & MERIDIAN  
HIGHLAND CITY, UTAH COUNTY, UTAH



**TYPICAL FRONT LOAD SINGLE FAMILY BUILDING SETBACKS**  
LOTS 232-241



**TYPICAL REAR LOAD SINGLE FAMILY BUILDING SETBACKS**  
LOTS 242-265



**TYPICAL PAIRED HOME SETBACKS**  
LOTS 266-279

**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

"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 OBLIGATION TO OCCUPY, MAINTAIN (I.E. 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 DRAINAGE OR GRADE BETWEEN SUCH LOTS; (II) THE USE OWNER SHALL NOT INSTALL ANY IMPROVEMENTS WITHIN THE USE EASEMENT AREA. NO LANDSCAPING INSTALLED WITHIN THE USE EASEMENT AREA SHALL BE ALLOWED TO COME INTO CONTACT WITH ANY 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 BARBECUE GRILL 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 STRUCTURAL INTEGRITY THEREOF; (VII) THE USE OWNER SHALL NOT MATERIALLY IMPEDE OR 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 (I.E. SOD, 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 IMPREGNATED WITH WATER THAT THEY CAUSE EXPANSION OR SHIFTING OF THE SOILS SUPPORTING SUCH IMPROVEMENTS OR OTHER DAMAGE TO SUCH IMPROVEMENTS AND FOUNDATION ON THE BURDENED LOT; (XI) THE USE OWNER SHALL NOT PLANT TREES, SHRUBBERY OR FOLIAGE 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 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 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 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 OWNER'S 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, 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 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 OWNER'S OR PERMITTEE'S 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'S OR PERMITTEE'S 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**

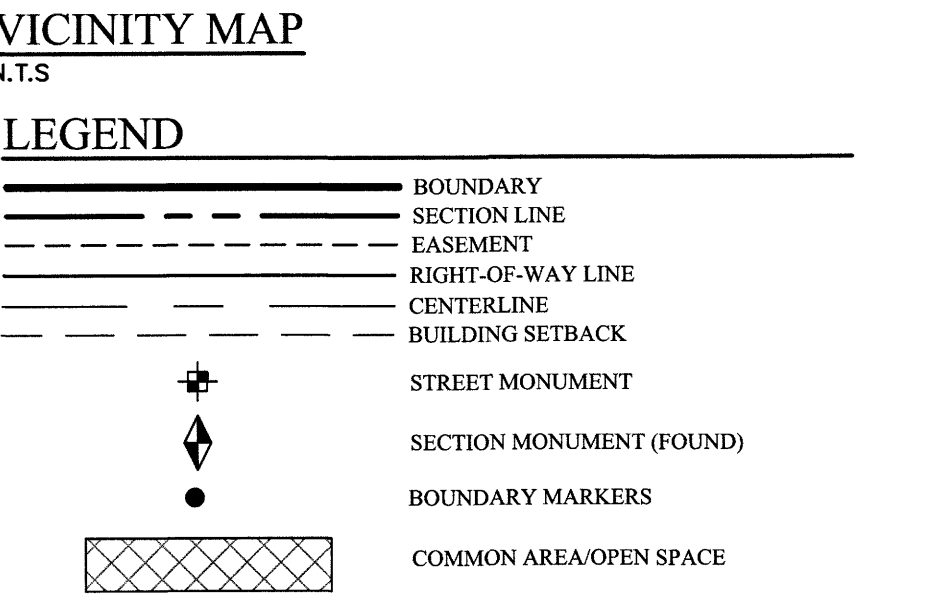
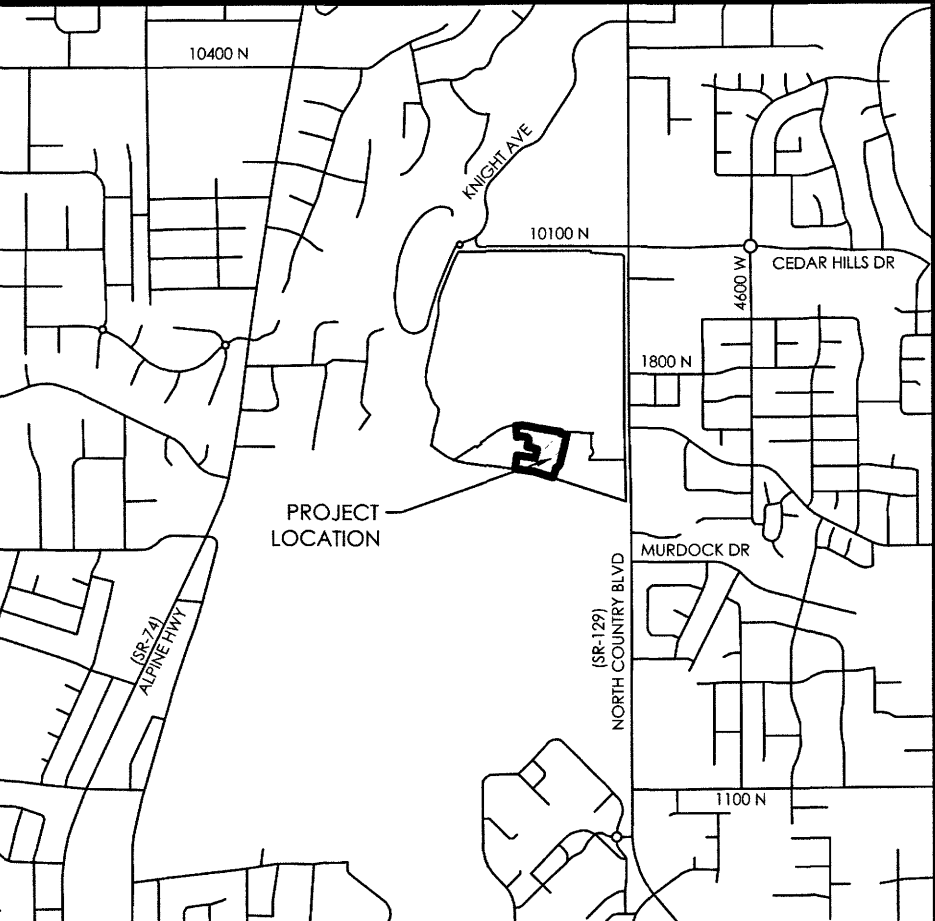
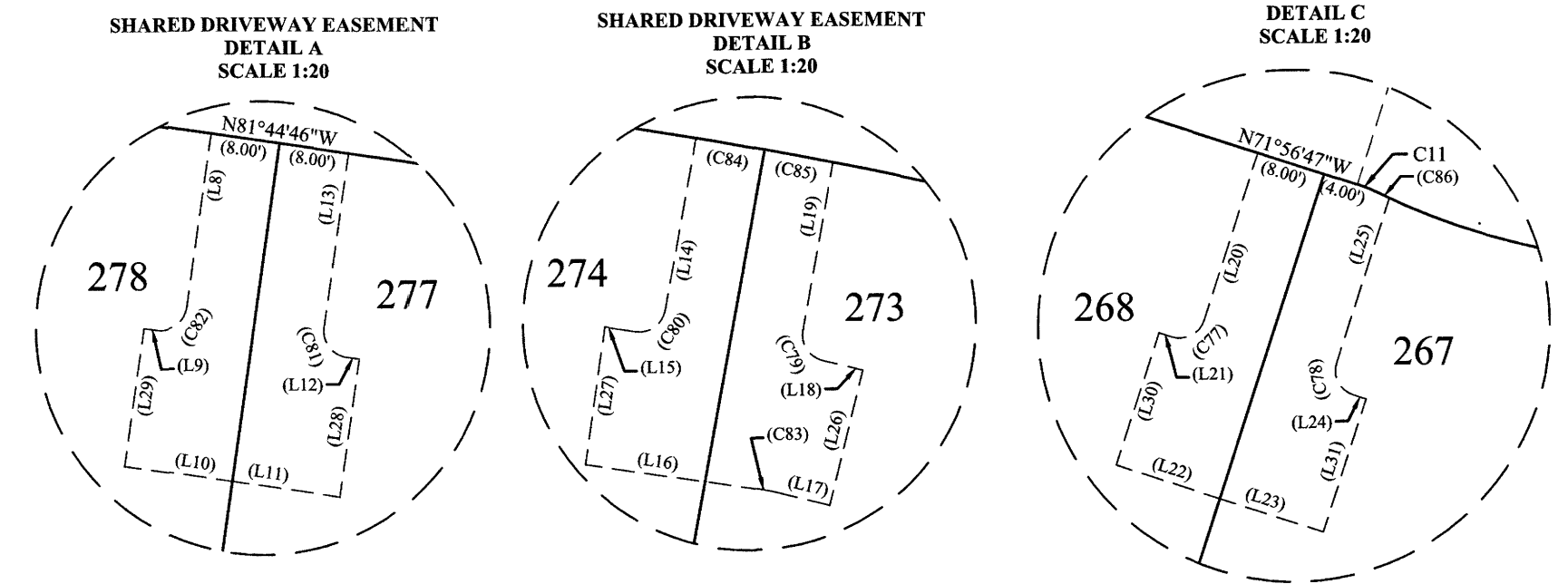
OWNER HEREBY GRANTS AND DEDICATES TO OWNERS OF THE LOTS ABUTTING THE COMMON BOUNDARY LINE BETWEEN TWO LOTS AS DEPICTED HEREON ("SHARING OWNERS") AND THEIR TENANTS, OCCUPANTS, INVITEES, LICENSEES AND GUESTS ("PERMITTEES"), A PERPETUAL, NON-EXCLUSIVE RECIPROCAL DRIVEWAY ACCESS EASEMENT FOR REASONABLE ACCESS, 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:

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 ENCR OACH BY NO MORE THAN ONE FOOT (1') INTO OR UPON ANOTHER SHARING OWNER'S LOT.

B. 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 SIDEWALKS AND THE SURFACE OF THE DRIVEWAY AREAS; (II) REMOVING ALL PAPERS, 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	DIRECTION	LENGTH
(L8)	S08°15'14"W	20.17
(L9)	S81°44'46"E	1.50
(L10)	S81°44'46"E	12.50
(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
(L18)	N76°01'55"W	4.78
(L19)	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
(L30)	N18°03'13"E	16.00
(L31)	S18°03'13"W	16.00

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C77)	3.00	90°00'00"	4.71	N63°03'13"E	4.24
(C78)	3.00	90°00'00"	4.71	S26°56'47"E	4.24
(C79)	3.00	86°26'31"	4.53	S32°48'39"E	4.11
(C80)	3.00	87°50'38"	4.60	N54°19'55"E	4.16
(C81)	3.00	90°00'00"	4.71	S36°44'46"E	4.24
(C82)	3.00	90°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	N79°57'35"W	8.00
(C85)	620.00	0°44'22"	8.00	N79°13'13"W	8.00
(C86)	76.00	0°57'19"	1.27	N64°06'12"W	1.27



- 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: 232, 233, 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

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  
**FOCUS**  
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MIDVALE, UTAH 84047 PH: (801) 352-0075  
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2 OF 2  
01/02/2020

17732  
Sheet 2 of 2

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

SURVEYOR'S SEAL 	NOTARY PUBLIC SEAL	HIGHLAND CITY ENGINEER SEAL 	HIGHLAND CITY RECORDER SEAL	COUNTY RECORDER STAMP
ENT 108372:2021 Map 4 17732 ANDREA ALLEN UTAH COUNTY RECORDER 2021 Jan 14 5:00 PM FEE 265.00 BY SR RECORDED FOR HIGHLAND CITY				

Z:\2019\19-0471\Ridgeview\Final\PLAT D SOUTH PLAT B\C21.FINAL PLAT D SOUTH PLAT B SOUTH PLAT B 042520.dwg