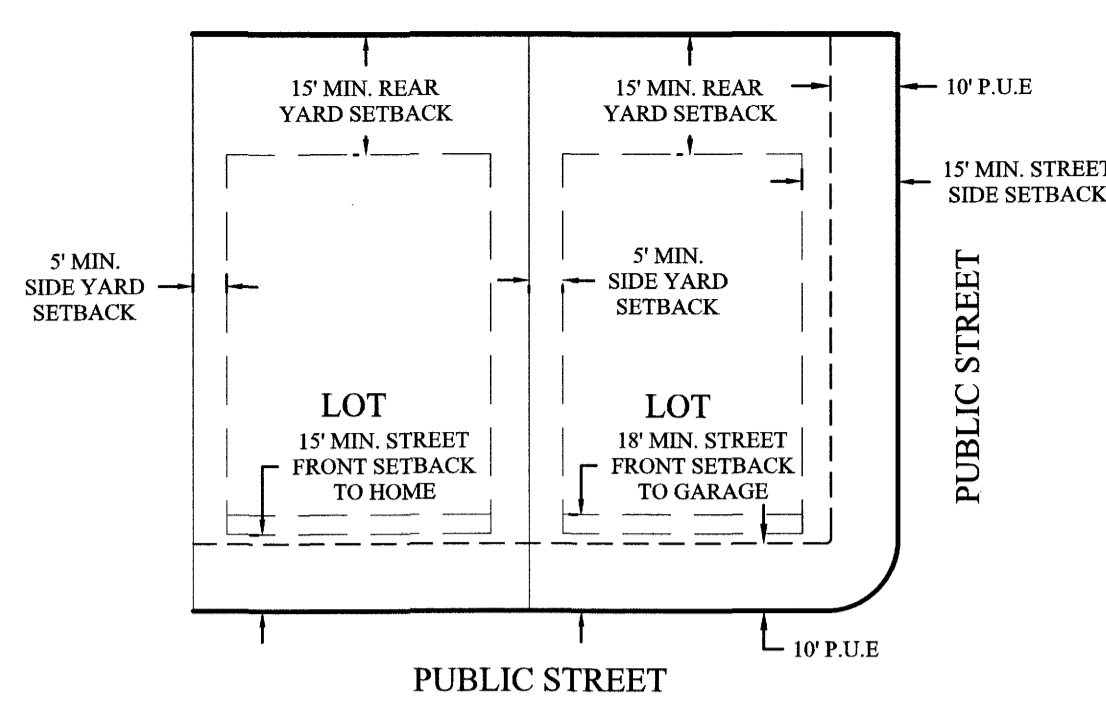


VICINITY MAP
N.T.S.



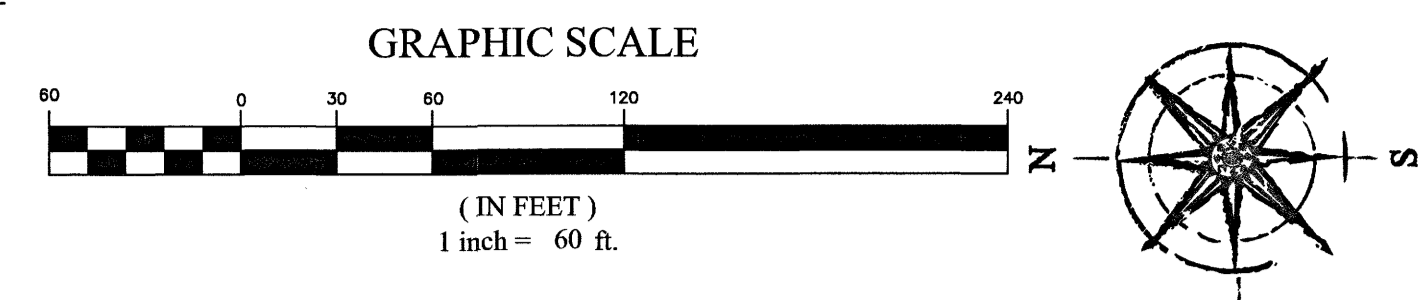
TYPICAL BUILDING SETBACKS
(COTTAGE LOTS - 3,500 S.F. MIN)

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- EXISTING STREET MONUMENT
- MONUMENT POINT
- 10100 NORTH ST. R.O.W. DEDICATION
- COMMON AREA
- PRIVATE OWNERSHIP

RIDGEVIEW PLAT J

PLANNED UNIT DEVELOPMENT
LOCATED IN THE SE1/4 AND NE1/4 OF SECTION 1, TSS, R1E,
DATUM: NAD83
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

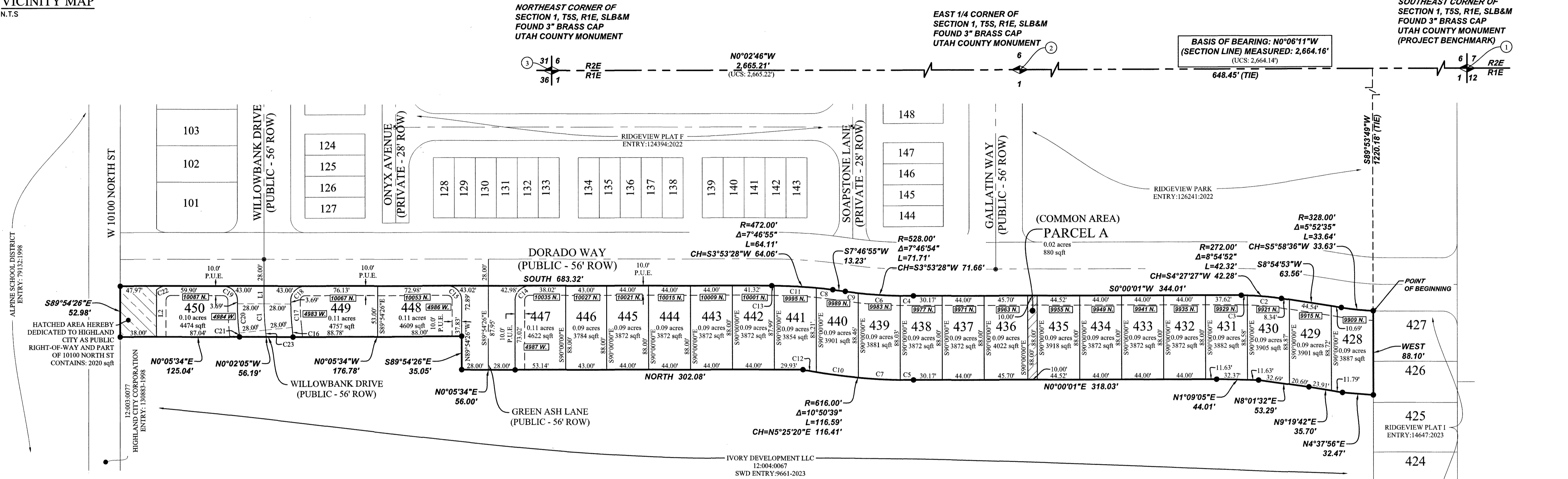


Point Table

Point #	Northing	Easting
1	10000.000	10000.000
2	12664.157	9995.208
3	15329.368	9993.059

Line Table

LINE	DIRECTION	LENGTH
L1	S90°00'00"E	18.69
L2	S89°54'26"E	49.23



Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	250.00	6°17'21"	27.44	N86°51'20"E	27.43
C2	272.00	7°34'10"	35.93	S05°07'48"W	35.91
C3	272.00	1°20'42"	6.39	S00°40'22"W	6.39
C4	528.00	1°30'02"	13.83	S00°45'02"W	13.83
C5	616.00	1°17'10"	13.83	N00°38'36"E	13.83
C6	528.00	4°47'14"	44.11	S03°53'40"W	44.10
C7	616.00	4°08'01"	44.08	N03°20'12"E	44.07
C8	472.00	2°06'22"	17.35	S06°43'44"W	17.35
C9	528.00	1°29'38"	13.77	S07°02'06"W	13.77
C10	616.00	4°07'42"	44.38	N07°27'03"E	44.37
C11	472.00	5°21'01"	44.08	S03°00'02"W	44.06
C12	616.00	1°19'45"	14.29	N10°10'47"E	14.29
C13	472.00	0°19'31"	2.68	S00°09'46"W	2.68
C14	15.00	89°54'26"	23.54	S44°57'13"E	21.20
C15	15.00	90°05'34"	23.59	S45°02'47"W	21.23
C16	278.00	2°05'55"	10.18	N84°45'37"E	10.18
C17	222.00	6°17'21"	24.37	N86°51'20"E	24.36
C18	15.00	90°00'00"	23.56	S45°00'00"E	21.21
C19	15.00	90°00'00"	23.56	S45°00'00"W	21.21
C20	278.00	6°17'21"	30.51	S86°51'20"W	30.50
C21	222.00	1°02'51"	4.06	S84°14'05"W	4.06
C22	15.00	41°43'03"	10.92	S20°51'31"E	10.68
C23	250.00	1°37'55"	7.12	N84°31'37"E	7.12

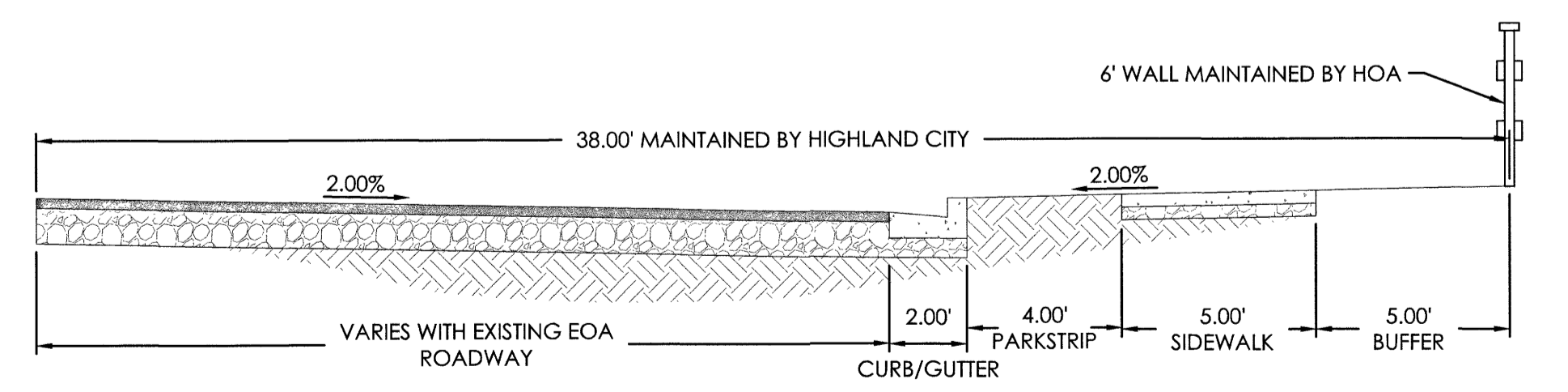
NOTES

- #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
- 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.
- NO VEHICULAR ACCESS TO DORADO WAY IS ALLOWED ALONG LOT 448, LOT 449, AND LOT 450.
- ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL BUILDING CODE REQUIREMENTS AS ADOPTED BY HIGHLAND CITY.
- PARCEL A IS COMMON AREA AND IS HEREBY CONVEYED TO AND MAINTAINED BY THE HOA.
- HOMEOWNERS ASSOCIATION: THE RIDGEVIEW MASTER ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 12371 S. 900 E., Suite 200, DRAPER, UT. 84020.
- ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL FIRE CODE REQUIREMENTS AS ADOPTED BY HIGHLAND CITY.
- ALL COMMON AREAS AND PUBLIC RIGHT-OF-WAY TO SERVE AS MUNICIPAL UTILITY EASEMENTS IN FAVOR OF HIGHLAND CITY.
- 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 IS ALLOWED TO 10100N FROM LOT 450.

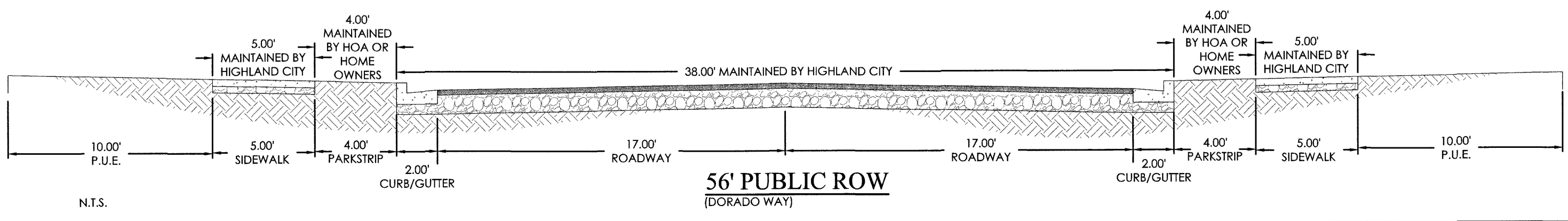
- 70% OF THE FRONT YARD LANDSCAPING SHALL BE INSTALLED BY THE HOMEOWNER WITHIN ONE YEAR AFTER RECEIVING A CERTIFICATE OF OCCUPANCY.
- THERE ARE CONDITIONS OF APPROVAL ATTACHED TO THIS SUBDIVISION WHICH ARE INDICATED ON THIS PLAT. THESE CONDITIONS HAVE ALSO BEEN RECORDED WITH THIS SUBDIVISION. POTENTIAL BUYERS ARE REQUESTED TO READ THESE CONDITIONS CAREFULLY AND OBTAIN A COPY OF THESE CONDITIONS AND RESTRICTIONS PRIOR TO PURCHASING OR CONTRACTING TO PURCHASE ANY LOTS WITHIN THIS SUBDIVISION. THESE CONDITIONS ARE BINDING AND HAVE BEEN IMPOSED 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/OR 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 CONVEYED ON THIS PROPERTY BY THE LEGISLATIVE BODY OF HIGHLAND CITY ARE AS FOLLOWS:

- 70% OF THE FRONT YARD LANDSCAPING SHALL BE INSTALLED BY THE HOMEOWNER WITHIN ONE YEAR AFTER RECEIVING A CERTIFICATE OF OCCUPANCY.
- LANDSCAPING AND CONSTRUCTION MATERIALS OF ANY TYPE ARE NOT PERMITTED UPON OR WITHIN THE STREET, CURB AND GUTTER, OR SIDEWALK (STREET RIGHT-OF-WAY) WITH THE EXCEPTION OF THE PARK STRIP WHICH REQUIRES 75% TO BE LANDSCAPED.
- A FENCE THAT ABUTS OPEN SPACE OR A TRAIL HAS ADDITIONAL RESTRICTIONS OF SIZE AND OPACITY. FENCES ALONG OPEN SPACE OR A TRAIL MUST COMPLY WITH HIGHLAND CITY ORDINANCES. ALL FENCES REQUIRE A FENCE PERMIT PRIOR TO INSTALLATION. IN ADDITION, RETAINING WALLS ARE REGULATED BY ORDINANCE AND REQUIRE A RETAINING WALL PERMIT PRIOR TO CONSTRUCTION.
- HIGHLAND CITY ORDINANCES RESTRICT HEIGHT OF FOUNDATION 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.

19054



38' PUBLIC ROW - HALF WIDTH
(10100 NORTH)



N.T.S.

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 P/E: (801) 352-0075
www.focusutah.com

PREPARED FOR
ALPINE HOMES, LLC
11814 S. ELECTION RD. #150
DRAPER, UTAH 84020
801-838-9990
CONTACT: DANIEL BALSAM

SURVEYOR'S SEAL: EVAN J. WOOD, No. 183395, STATE OF UTAH

NOTARY PUBLIC SEAL

HIGHLAND CITY ENGINEER SEAL: DANIEL BALSAM

HIGHLAND CITY RECORDER SEAL

UTAH COUNTY RECORDER SEAL

UTAH COUNTY RECORDER STAMP: ANDREW ALLEN, 2024 JUN 11 12:53 PM FE 98.00 BY AC, RECORDED FOR HIGHLAND CITY

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 the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into a lots, streets, a parcel, together with easements, to be hereafter known as RIDGEVIEW PLAT J, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.

Evan J. Wood
EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 183395

10/23/2023
DATE

BOUNDARY DESCRIPTION

Located in the Southeast Quarter and the Northeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian, being located in that Special Warranty Deed recorded February 16, 2023 as Entry 9661.2023 in the Utah County Recorder's Office, more particularly described as follows:
Beginning at a point S0°06'11"E 648.45 feet along the Section line and S89°53'49"W 1220.18 feet from the East 1/4 Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian; then West 88.10 feet; then N04°37'56"E 32.47 feet; then N09°19'42"E 35.70 feet; then N08°01'32"E 53.29 feet; then N01°09'05"E 44.01 feet; then N00°00'01"E 318.03 feet; then along the arc of a curve to the right with a radius of 616.00 feet a distance of 116.59 feet through a central angle of 10°50'39" Chord: N05°25'20"E 116.41 feet; then North 302.08 feet; then N00°05'34"E 56.00 feet; then S89°54'26"E 35.05 feet; then N00°05'34"W 176.78 feet; then N00°02'05"W 56.19 feet; then N00°05'34"E 125.04 feet to the southerly line of a Quit Claim Deed as Recorded at Entry No. 120883-1998 in the Utah County Recorder's Office; then along said Quit Claim Deed S89°54'26"E 52.98 feet; then South 683.32 feet; then along the arc of a curve to the right with a radius of 472.00 feet a distance of 64.11 feet through a central angle of 07°46'55" Chord: S03°53'28"W 64.06 feet; then S07°46'55"W 13.23 feet; then along the arc of a curve to the left with a radius of 528.00 feet a distance of 71.71 feet through a central angle of 07°46'54" Chord: S03°53'28"W 71.66 feet; then S00°00'01"W 344.01 feet; then along the arc of a curve to the right with a radius of 272.00 feet a distance of 42.32 feet through a central angle of 08°54'52" Chord: S04°27'27"W 42.28 feet; then S08°54'53"W 63.56 feet; then along the arc of a curve to the left with a radius of 328.00 feet a distance of 33.64 feet through a central angle of 05°52'35" Chord: S05°58'36"W 33.63 feet to the point of beginning.

Contains: 2.37 acres +/-

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 SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, A PARCEL, 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(1)(D) THE OWNER HEREBY CONVEYS THE COMMON AREA/PRIVATE OPEN SPACE AS INDICATED HEREON, TO THE RIDGEVIEW MASTER ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 12371 S. 900 E., Suite 200, DRAPER, UT. 84020.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 26 DAY OF October, A.D. 2023

Scott R. Lambert
ALPINE HOMES, LLC
BY: *Ross Mitchell*
ROSS MITCHELL
(PRINTED NAME)
ITS: Vice President

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

ON the 26th day of October, A.D. 2023, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, *Ross Mitchell*, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Vice President of *Alpine Homes, LLC*, 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: November 29, 2025

Scott R. Lambert
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY

MY COMMISSION No. 721731

Scott Charles Lambert
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 26 DAY OF September, A.D. 2023.

Scott R. Lambert
APPROVED BY MAYOR

Scott R. Lambert
APPROVED BY ENGINEER
(SEE SEAL BELOW)

Scott R. Lambert
ATTEST
CLERK-RECORDER
(SEE SEAL BELOW)

HIGHLAND CITY ATTORNEY

APPROVED AS TO FORM THIS 30 DAY OF October, A.D. 2023.

Scott R. Lambert
HIGHLAND CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS 26 DAY OF October, A.D. 2023, BY THE HIGHLAND CITY PLANNING COMMISSION.

Jay B. ...
DIRECTOR, COMMUNITY DEVELOPMENT

Judith Moore
CHAIRMAN, PLANNING COMMISSION

RIDGEVIEW PLAT J

PLANNED UNIT DEVELOPMENT
LOCATED IN THE SE1/4 AND NE1/4 OF SECTION 1, TSS, R1E,
DATUM: NAD83
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

sec. 1, TSS, R1E, SLB&M TU-045 JS