

VICINITY MAP
N.T.S.

- LEGEND**
- BOUNDARY
 - - - SECTION LINE
 - - - EASEMENT
 - - - RIGHT-OF-WAY LINE
 - - - CENTERLINE
 - - - BUILDING SETBACK
 - - - EXISTING PROPERTY LINE
 - SECTION MONUMENT (FOUND)
 - ⊕ STREET MONUMENT (TO BE SET)
 - BOUNDARY MARKERS
 - ⊙ EXIST. STREET MONUMENT
 - (XX.XX) EASEMENT LABEL

- 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 COMMON AREAS AND STREETS OR DRIVES TO 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.
 - ALL LOTS TO SHARE ONE (1) COMMON 2" IRRIGATION METER INSTALLED IN LOT 101. ALL LOTS TO HAVE ACCESS TO THE LINE AND METER.
 - NO ACCESS SHALL BE PERMITTED TO CONNECT TO OAKBROOKE DRIVE WITH THE EXCEPTION OF THE EXIST. ROUNDABOUT ACCESS CENTERED BETWEEN LOTS 101 AND 104.
 - NO ACCESS SHALL BE PERMITTED TO CONNECT TO CANAL BOULEVARD FROM LOTS 101 OR 102 WITH THE EXCEPTION OF THE PERMITTED RIGHT-IN RIGHT-OUT CENTERED ON THE PROPERTY LINE OF LOTS 101 AND 102.
 - NO ACCESS SHALL BE PERMITTED FROM NORTH COUNTY BOULEVARD.
 - ALL LOTS SHALL HAVE ACCESS TO THE ROUNDABOUT ACCESS OFF OF OAKBROOKE DRIVE AND THE RIGHT-IN RIGHT-OUT ACCESS OFF OF CANAL BOULEVARD.

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 RECORDERS OFFICE OR THE HIGHLAND CITY RECORDERS OFFICE. IN ADDITION, HIGHLAND CITY HAS ADOPTED 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:

- 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 PARKSTRIP WHICH IS REQUIRED TO BE LANDSCAPED.
- HIGHLAND CITY ORDINANCES RESTRICT HEIGHT OF FOUNDATIONS 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.

OWNER/DEVELOPER
RIDGEVIEW RETAIL I, LC
101 SOUTH 200 EAST, #200
SALT LAKE CITY, UTAH 84111
(801) 521-4781
CONTACT: SPENCER MOFFAT

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, #200
MIDVALLEY, UTAH 84047 P.E. (801) 352-0075
www.focusutah.com

1 OF 1
06/28/2021

Easement Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C2)	240.00	006°36'47"	27.70	S03°23'02.83"E	27.685
(C3)	125.00	004°45'19"	10.37	N13°53'45.17"W	10.371
(C4)	180.00	030°33'21"	95.99	N00°59'44.09"W	94.860
(C5)	125.00	003°12'05"	6.98	N12°40'53.92"E	6.983
(C6)	260.00	006°36'47"	30.01	S03°23'02.83"E	29.992

Monument Table

Point #	Northing	Easting
1	10000.000	10000.000
2	12664.157	9995.208
3	11157.023	9533.056

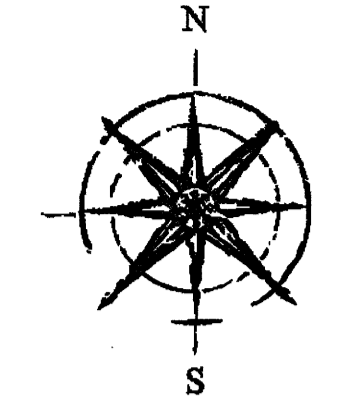
Easement Line Table

LINE	DIRECTION	LENGTH
(L1)	S45°04'40"E	5.86
(L2)	S44°55'20"W	10.73
(L3)	S51°12'41"E	4.25
(L4)	S44°55'20"W	10.76

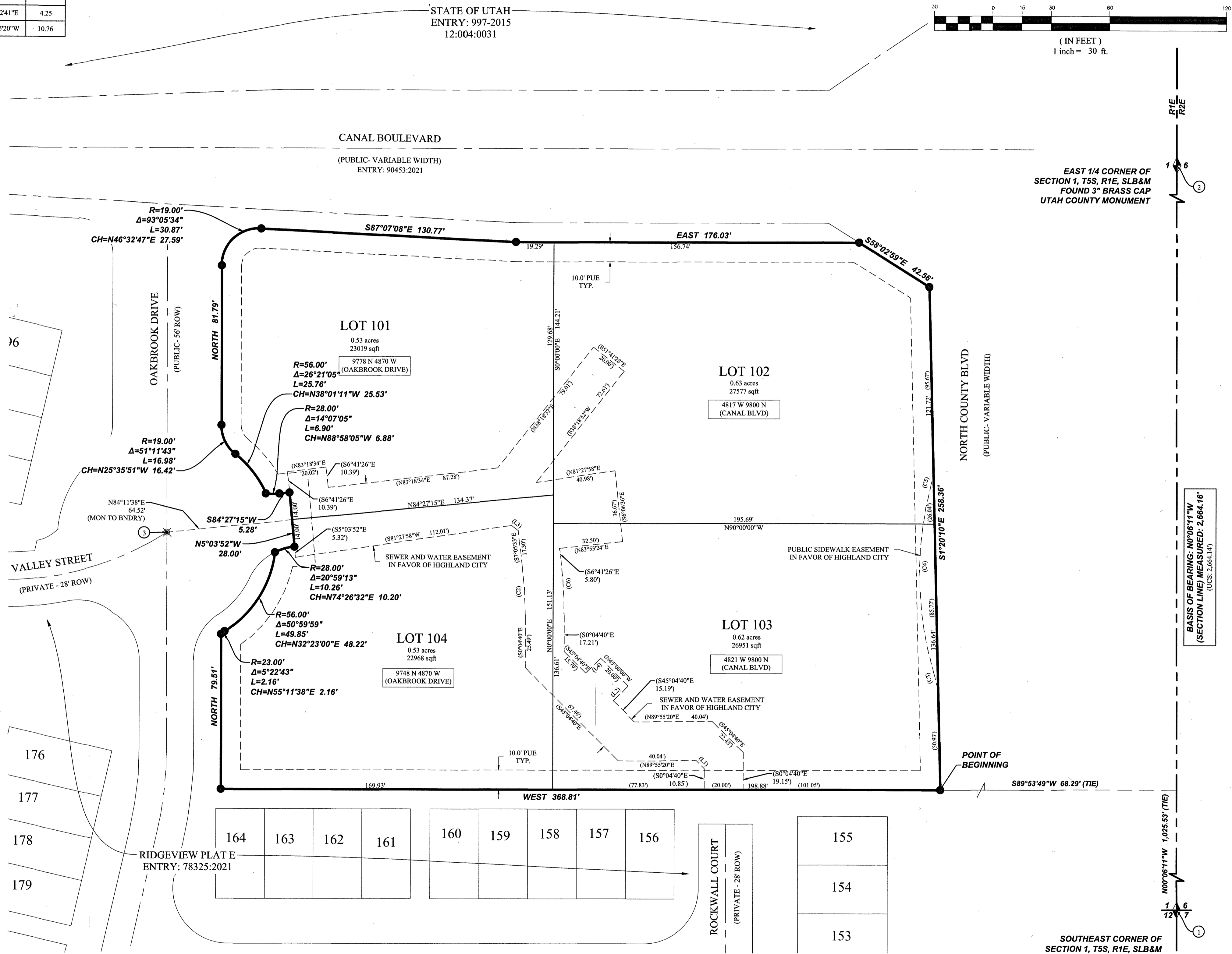
RIDGEVIEW RETAIL I

COMMERCIAL SUBDIVISION

LOCATED IN THE SE1/4 OF SECTION 1, T5S, R1E,
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



SURVEYOR'S CERTIFICATE
I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate 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, have taken all measurements, and have subdivided said tract of land into lots and easements, to be hereafter known as RIDGEVIEW RETAIL I, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

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

01/11/2022
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 that Parcel identified by Utah County Tax Id. Number 12-004-0039, being more particularly described as follows:

Beginning at a northeasterly corner of RIDGEVIEW PLAT E Planned Unit Development, according to the official plat thereof recorded April 26, 2021 as Entry No. 78325-2021 in the office of the Utah County Recorder, said point being N00°06'11"W 1,025.53 feet along the Section line and S89°53'49"W 68.29 feet from the Southeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian; running thence along said plat the following fourteen (14) courses: (1) West 368.81 feet; thence (2) North 79.51 feet; thence (3) northeasterly along the arc of a non-tangent curve to the right having a radius of 23.00 feet (radius bears: S37°29'43"E) a distance of 2.16 feet through a central angle of 05°22'43" Chord: N55°11'38"E 2.16 feet to a point of reverse curvature; thence (4) along the arc of a curve to the left having a radius of 56.00 feet a distance of 49.85 feet through a central angle of 50°59'59" Chord: N32°23'00"E 48.22 feet; thence (5) easterly along the arc of a non-tangent curve to the right having a radius of 28.00 feet (radius bears: S26°03'05"E) a distance of 10.26 feet through a central angle of 20°59'13" Chord: N74°26'32"E 10.20 feet; thence (6) N05°03'52"W 28.00 feet; thence (7) S84°27'15"W 5.28 feet; thence (8) westerly along the arc of a non-tangent curve to the right having a radius of 28.00 feet (radius bears: N06°01'38"W) a distance of 6.90 feet through a central angle of 14°07'05" Chord: N88°58'05"W 6.88 feet; thence (9) northwesterly along the arc of a non-tangent curve to the left having a radius of 56.00 feet (radius bears: S65°09'21"W) a distance of 25.76 feet through a central angle of 26°21'05" Chord: N38°01'11"W 25.53 feet to a point of reverse curvature; thence (10) along the arc of a curve to the right having a radius of 19.00 feet a distance of 16.98 feet through a central angle of 51°11'43" Chord: N25°35'51"W 16.42 feet; thence (11) North 81.79 feet; thence (12) along the arc of a curve to the right with a radius of 19.00 feet a distance of 30.87 feet through a central angle of 93°05'34" Chord: N46°32'47"E 27.59 feet; thence (13) S87°07'08"E 130.77 feet; thence (14) East 176.03 feet to a southwesterly right-of-way line of Canal Boulevard according to official plat thereof recorded May 13, 2021 as Entry No. 90453-2021 in the office of the Utah County Recorder; thence along said southwesterly right-of-way line S58°02'59"E 42.56 feet to the westerly right-of-way line of SR-129 as established by a UDOT Project, Pin No. 16779; thence along said westerly right-of-way line S01°20'10"E 258.36 feet to the point of beginning.

Contains: 2.31 acres +/-

OWNER'S DEDICATION
KNOW ALL 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 AND EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 12th DAY OF January A.D. 2022.

BY: *Brian Gochpauer*
BRIAN GOCHPAUER
(PRINTED NAME)

ITS: *Mitchell* OF RIDGEVIEW RETAIL I, LC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

ON THE 12 DAY OF January A.D. 2022 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, *Brian Gochpauer*, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE *Manager* OF *Ridgeview Retail I, L.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: 8/28/2025

MY COMMISSION No. 719523

Avry Byington
AVRY BYINGTON
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN DAVIS COUNTY
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 9th DAY OF November A.D. 2022.

APPROVED BY MAYOR: *[Signature]*

APPROVED BY ENGINEER: *[Signature]*

ATTEST: *[Signature]*
CLERK-RECORDER
(SEE SEAL BELOW)

HIGHLAND CITY ATTORNEY
APPROVED AS TO FORM THIS 15 DAY OF February A.D. 2022.

HIGHLAND CITY ATTORNEY: *[Signature]*

RIDGEVIEW RETAIL I

COMMERCIAL SUBDIVISION

LOCATED IN THE SE1/4 OF SECTION 1, T5S, R1E,
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

PLANNING COMMISSION APPROVAL
APPROVED THIS ___ DAY OF ___, A.D. 20___ BY THE HIGHLAND CITY PLANNING COMMISSION.

DIRECTOR, COMMUNITY DEVELOPMENT: *[Signature]*

CHAIRMAN, PLANNING COMMISSION: *[Signature]*

SURVEYOR'S SEAL <i>Evan J. Wood</i> No. 183395	NOTARY PUBLIC SEAL <i>Avry Byington</i> No. 719523	HIGHLAND CITY ENGINEER SEAL <i>[Signature]</i>	HIGHLAND CITY RECORDER SEAL <i>[Signature]</i>	COUNTY RECORDER STAMP ENT 26683:2022 Map # 18200 ANDREA ALLEN UTAH COUNTY RECORDER 2022 For 01 2448 Fee \$0.00 BY TH RECORDED FOR HIGHLAND CITY
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18200

Z:\2021\21-0212 Utdg\urets\02.0 FINAL PLAT.dwg \$2.1 T5S R.1E T04S 21