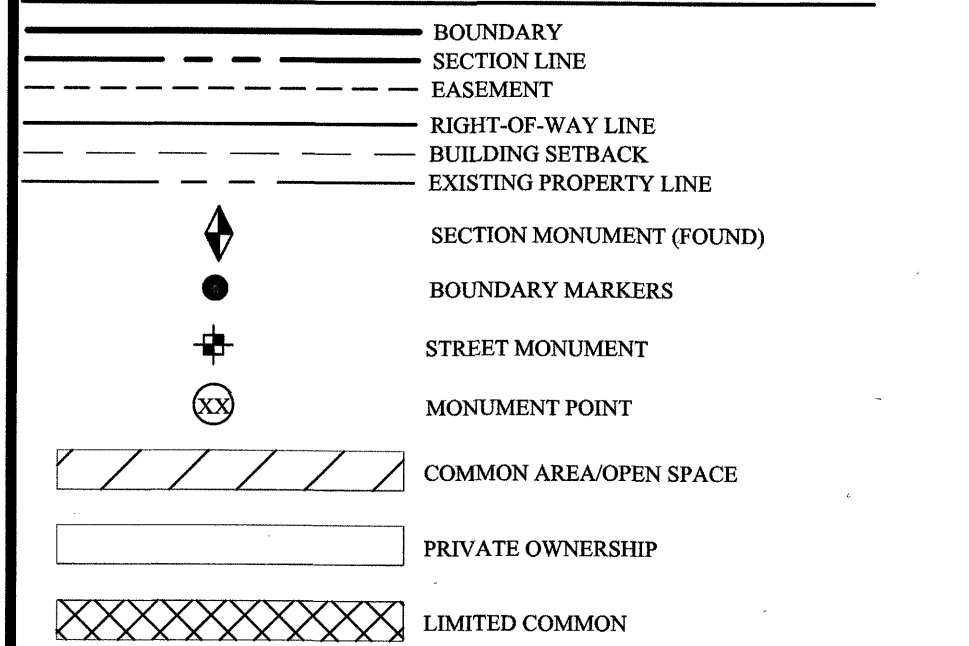


VICINITY MAP  
N.T.S.

LEGEND



NOTES

- ALL PUBLIC UTILITY EASEMENTS PLANNED 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 PRIVATE STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS
- ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
- 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.
- PARCELS A, B, AND C ARE HEREBY DEDICATED TO AND MAINTAINED BY THE RIDGEVIEW MASTER HOMEOWNERS ASSOCIATION, INC.
- #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 RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL FIRE CODE REQUIREMENTS AS ADOPTED BY HIGHLAND CITY.
- PRIVATE ROADS WILL BE OWNED AND MAINTAINED BY THE RIDGEVIEW MASTER HOMEOWNERS ASSOCIATION, INC.
- SEE SHEET 2 FOR SIDE YARD EASEMENT NOTE, AND CONDITIONS OF APPROVAL NOTE.
- LIMITED COMMON AREAS ARE INTENDED FOR THE GENERAL USE, BENEFIT, AND ACTIVITY INCIDENTAL TO RESIDENTIAL LIVING, BY THE OWNER WHO HAS DIRECT ACCESS THERETO.

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

DAVID WEEKLEY HOMES  
392 E 6400 S SUITE 200  
MURRAY, UTAH 84107  
(801)-865-1573  
CONTACT: CAMERON SCOTT

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	28.00	32°22'41"	15.82	S73°53'21"W	15.61
C2	28.00	32°23'33"	15.83	S73°48'14"E	15.62
C3	28.00	32°23'33"	15.83	S73°48'14"E	15.62
C4	28.00	32°23'33"	15.83	S73°48'14"E	15.62
C5	28.00	58°02'31"	28.36	N21°15'39"W	27.17
C6	164.00	2°42'03"	7.73	N06°24'34"E	7.73
C7	164.00	5°03'33"	14.48	N02°31'46"E	14.48
C8	28.00	90°00'00"	43.98	N45°00'00"E	39.60
C9	28.00	90°00'00"	43.98	S45°00'00"E	39.60
C10	28.00	90°00'00"	43.98	S45°00'00"E	39.60
C11	28.00	32°23'33"	15.83	N73°48'14"E	15.62
C12	28.00	32°23'33"	15.83	N73°48'14"E	15.62
C13	28.00	32°23'33"	15.83	N73°48'14"E	15.62
C14	28.00	32°23'33"	15.83	N73°48'14"E	15.62
C15	28.00	57°36'27"	28.15	N28°48'14"E	26.98
C16	28.00	57°36'27"	28.15	S28°48'14"E	26.98
C17	28.00	90°00'00"	43.98	S45°00'00"E	39.60
C18	24.00	38°40'56"	16.20	N70°39'32"W	15.90
C19	28.00	100°37'40"	49.18	S50°18'50"W	43.10
C20	28.00	57°36'27"	28.15	N28°48'14"E	26.98
C21	28.00	57°36'27"	28.15	S28°48'14"E	26.98
C22	28.00	57°36'27"	28.15	N28°48'14"E	26.98
C23	56.00	90°00'00"	87.96	S45°00'00"W	79.20
C24	17.00	36°47'00"	10.91	N20°57'06"E	10.73
C25	28.00	57°36'27"	28.15	S28°48'14"E	26.98
C26	56.00	90°00'00"	87.96	S45°00'00"W	79.20
C27	28.00	57°36'27"	28.15	N28°48'14"E	26.98
C28	29.21	7°55'38"	4.04	N54°24'56"W	4.04
C29	185.70	31°41'37"	102.72	N74°10'45"W	101.42
C30	214.00	31°38'30"	118.18	S74°10'45"E	116.69
C31	28.00	18°07'08"	8.85	N40°56'26"E	8.82
C32	186.00	31°38'30"	102.72	N74°10'45"W	101.42
C33	200.00	31°38'30"	110.45	S74°10'45"E	109.05
C34	200.00	31°38'30"	110.45	N74°10'45"W	109.05
C35	200.00	8°28'11"	29.56	S62°35'55"E	29.54
C36	200.00	23°10'20"	80.89	S78°24'50"E	80.34
C37	150.00	18°43'02"	49.00	N09°21'31"E	48.78
C38	42.00	90°00'00"	65.97	S45°00'00"E	59.40
C39	42.00	90°00'00"	65.97	N45°00'00"W	59.40
C40	28.00	87°05'06"	42.56	N46°32'08"E	38.58
C41	28.00	90°00'00"	43.98	S45°00'00"E	39.60
C42	28.00	90°00'00"	43.98	S45°00'00"W	39.60
C43	28.00	90°00'00"	43.98	N45°00'00"W	39.60
C44	28.00	90°00'00"	43.98	N45°00'00"E	39.60
C45	28.00	90°00'00"	43.98	N45°00'00"W	39.60
C46	164.00	7°45'36"	22.21	N03°52'48"E	22.19
C47	214.00	10°37'40"	39.70	S84°41'10"E	39.64
C48	28.00	90°00'00"	43.98	S45°00'00"W	39.60
C49	28.00	90°00'00"	43.98	S45°00'00"E	39.60
C50	28.00	66°18'41"	32.41	S25°23'47"E	30.63
C51	24.00	38°40'56"	16.20	N70°39'32"E	15.90
C52	28.00	54°42'25"	26.73	N30°20'48"E	25.73

Line Table

LINE	DIRECTION	LENGTH
L1	N90°00'00"E	126.00
L2	N90°00'00"E	126.00
L3	N90°00'00"E	84.00
L4	N90°00'00"W	84.00
L5	N90°00'00"E	84.00
L6	N90°00'00"W	84.00
L7	N90°00'00"W	112.03
L8	N90°00'00"E	112.03
L9	N90°00'00"W	112.03
L10	N90°00'00"E	112.03
L11	N90°00'00"E	104.00
L12	N90°00'00"E	104.00
L13	N90°00'00"E	104.00
L14	S00°00'00"E	62.00
L15	S00°00'00"E	90.00
L16	S00°00'00"E	37.00
L17	S00°00'03"W	31.99
L18	N00°00'00"E	60.00

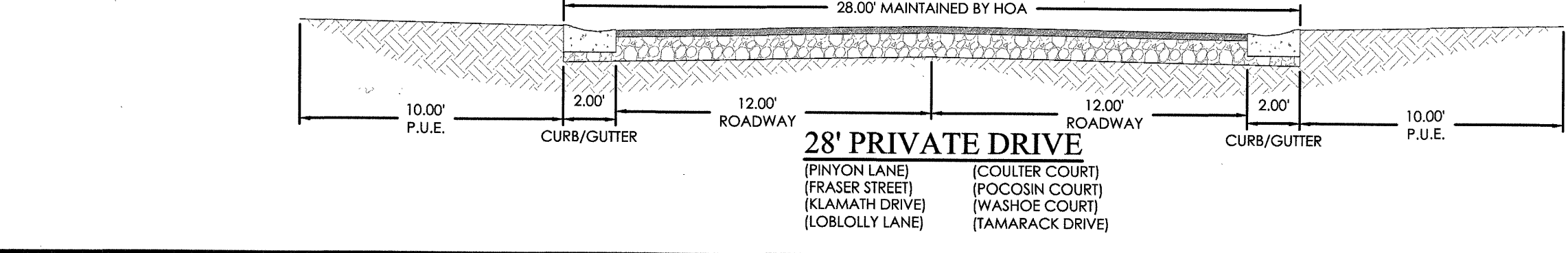
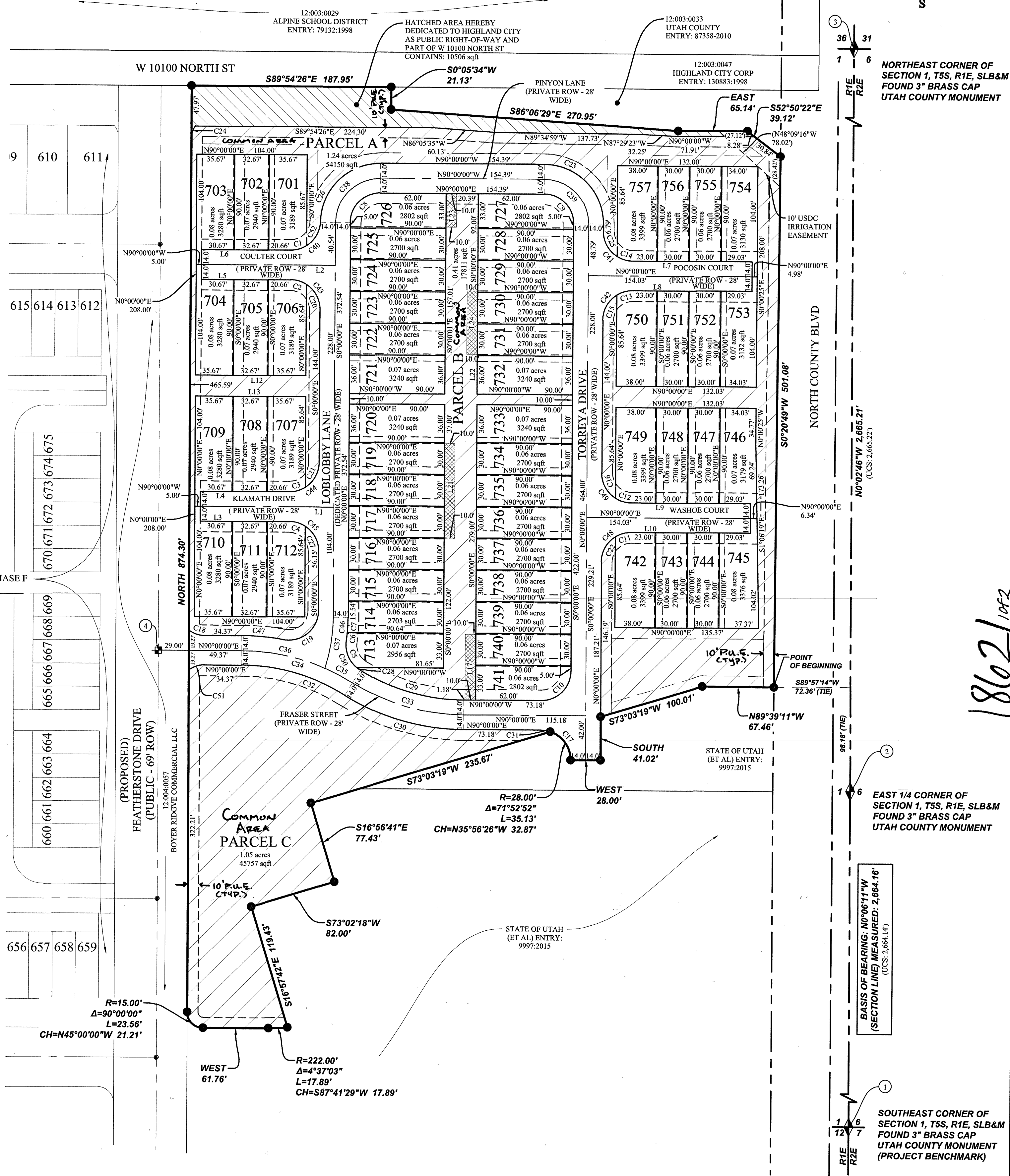
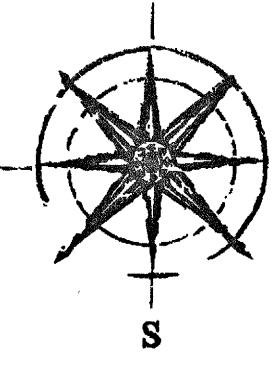
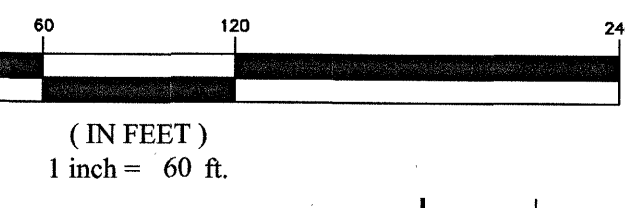
Point Table

Point #	Northing	Easting
1	10000.000	10000.000
2	12664.157	9995.208
3	15329.368	9993.059
4	12793.987	9342.254

# RIDGEVIEW PLAT G

PLANNED UNIT DEVELOPMENT  
LOCATED IN THE SE1/4 AND NE1/4 OF SECTION 1, T5S, R1E,  
DATUM: NAD83  
SALT LAKE BASE & MERIDIAN  
HIGHLAND CITY, UTAH COUNTY, UTAH

GRAPHIC SCALE



## SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 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 lots, streets, parcels, together with easements, to be hereafter known as RIDGEVIEW PLAT G, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.

Justin Lundberg  
PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 12554439

12/14/22 DATE

## BOUNDARY DESCRIPTION

A tract of land located in the Southeast Quarter and the Northeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point on the westerly right-of-way line of North County Boulevard (SR-129) as established by a UDOT Project, Pin No. 16779, located N00°02'46"W 98.18 feet along the Section line and S89°57'14"W 72.36 feet from the East 1/4 Corner of Section 1, T5S, R1E, SLB&M (Basis of Bearing: S00°06'11"E between the East 1/4 Corner and the Southeast Corner of said Section 1); running thence N89°39'11"W 67.46 feet; thence S73°03'19"W 100.01 feet; thence South 41.02 feet; thence West 28.00 feet; thence Northwest along the arc of a non-tangent curve to the left having a radius of 28.00 feet (radius bears: West) a distance of 35.13 feet through a central angle of 71°52'52" Chord: N35°56'26"W 32.87 feet; thence S73°03'19"W 23.57 feet; thence S16°56'41"E 77.43 feet; thence S73°02'18"W 82.00 feet; thence S16°57'42"E 119.43 feet; thence West along the arc of a non-tangent curve to the right having a radius of 22.00 feet (radius bears: N04°37'03"W) a distance of 17.89 feet through a central angle of 04°37'03" Chord: S87°41'29"W 17.89 feet; thence West 61.76 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: N45°00'00"W 21.21 feet; thence North 874.30 feet to a point on the southerly line of a Quit Claim Deed as Recorded at Entry No. 130883:1998 in the Utah County Recorder's Office; thence along said southerly line, S89°54'26"E 187.95 feet to the westerly line of a Special Warranty Deed as recorded at Entry No. 87358:2010 in the Utah County Recorder's Office; thence along said westerly line the following four (4) courses: (1) S00°05'34"W 21.13 feet; thence (2) S86°06'29"E 270.95 feet; thence (3) East 65.14 feet; thence (4) S52°50'22"E 39.12 feet to said westerly right-of-way line of North County Boulevard (SR-129); thence along said westerly right-of-way line S00°20'49"W 501.08 feet to the point of beginning.

Contains: 8.15 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, STREETS, PARCELS 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 10-6A-604(1)(D) THE OWNER HEREBY CONVEYS THE COMMON AREA/PRIVATE OPEN SPACE, PRIVATE DRIVEWAYS AND ROADS AS INDICATED HEREON, TO THE RIDGEVIEW MASTER ASSOCIATION, INC. 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 16 DAY OF December, A.D. 2022

BY: WALTER WATSON  
(PRINTED NAME)

ITS: AREA PRESIDENT

## LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH  
S.S.  
COUNTY OF Salt Lake

ON THE 16 DAY OF December, A.D. 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Walter Watson, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Area President OF RIDGEVIEW PLAT G, 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: March 9, 2023

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Salt Lake COUNTY

MY COMMISSION No. 704972

Crystal Sutton  
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 November, A.D. 2022.

APPROVED BY MAYOR: Justin Lundberg

APPROVED BY ENGINEER: Justin Lundberg ATTEST: Justin Lundberg  
(SEE SEAL BELOW) (SEE SEAL BELOW)

CLERK-RECORDER

## HIGHLAND CITY ATTORNEY

APPROVED AS TO FORM THIS 20 DAY OF December, A.D. 2022

Justin Lundberg  
HIGHLAND CITY ATTORNEY

## PLANNING COMMISSION APPROVAL

APPROVED THIS 22 DAY OF October, A.D. 2021, BY THE HIGHLAND CITY PLANNING COMMISSION.

DIRECTOR, COMMUNITY DEVELOPMENT: Justin Lundberg CHAIRMAN, PLANNING COMMISSION: Justin Lundberg

## RIDGEVIEW PLAT G

PLANNED UNIT DEVELOPMENT  
LOCATED IN THE SE1/4 AND NE1/4 OF SECTION 1, T5S, R1E,  
DATUM: NAD83  
SALT LAKE BASE & MERIDIAN  
HIGHLAND CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL: Justin Lundberg, License No. 12554439, State of Utah

NOTARY PUBLIC SEAL: Justin Lundberg, License No. 704972, State of Utah

HIGHLAND CITY ENGINEER SEAL: Justin Lundberg

HIGHLAND CITY RECORDER SEAL: Justin Lundberg

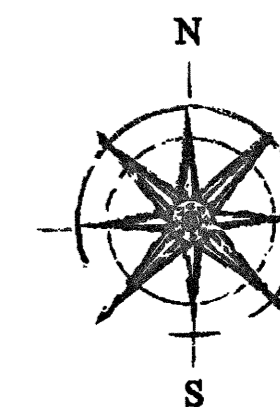
UTAH COUNTY RECORDER SEAL: Justin Lundberg

ENT: 27592023 Map # 1821  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2023 Jan 17 2:27 PM FEE 220.00 BY AR  
RECORDED FOR HIGHLAND CITY



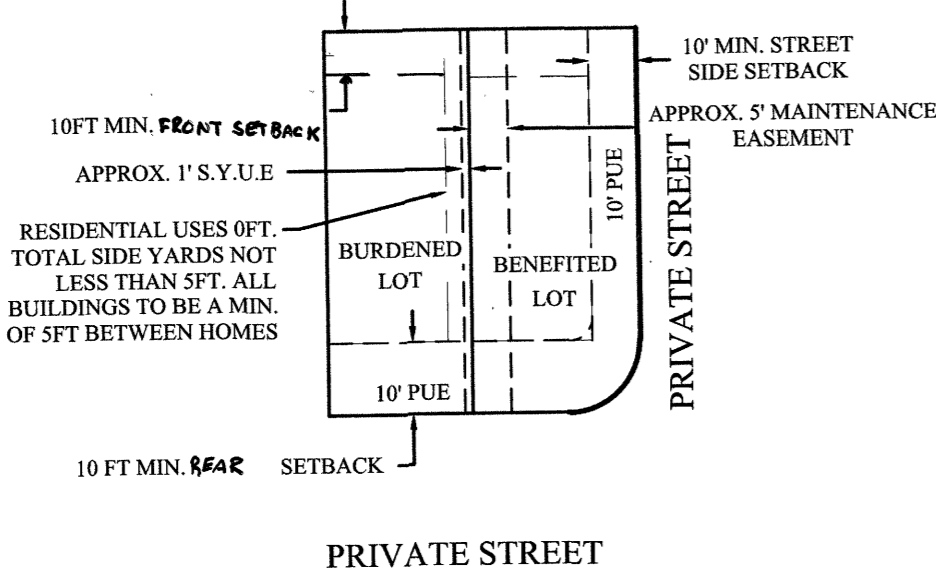
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 SALT LAKE BASE & MERIDIAN  
 HIGHLAND CITY, UTAH COUNTY, UTAH



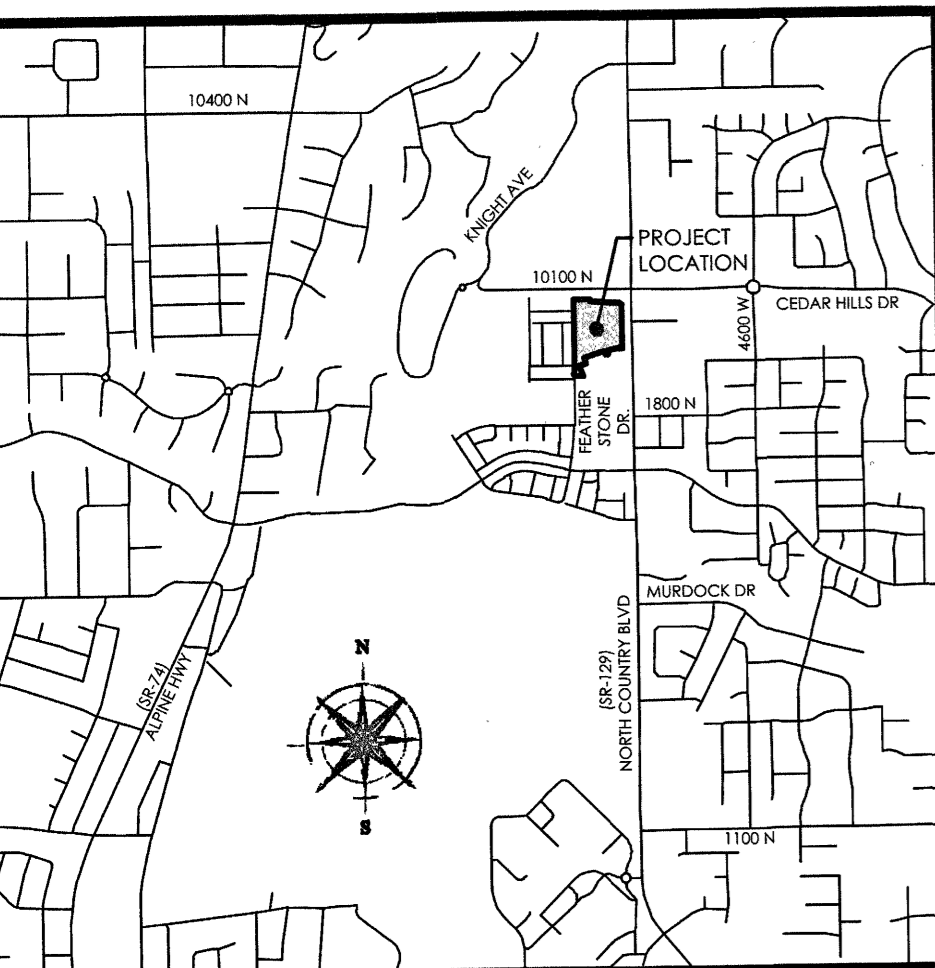
GRAPHIC SCALE

(IN FEET)  
 1 inch = 60 ft.



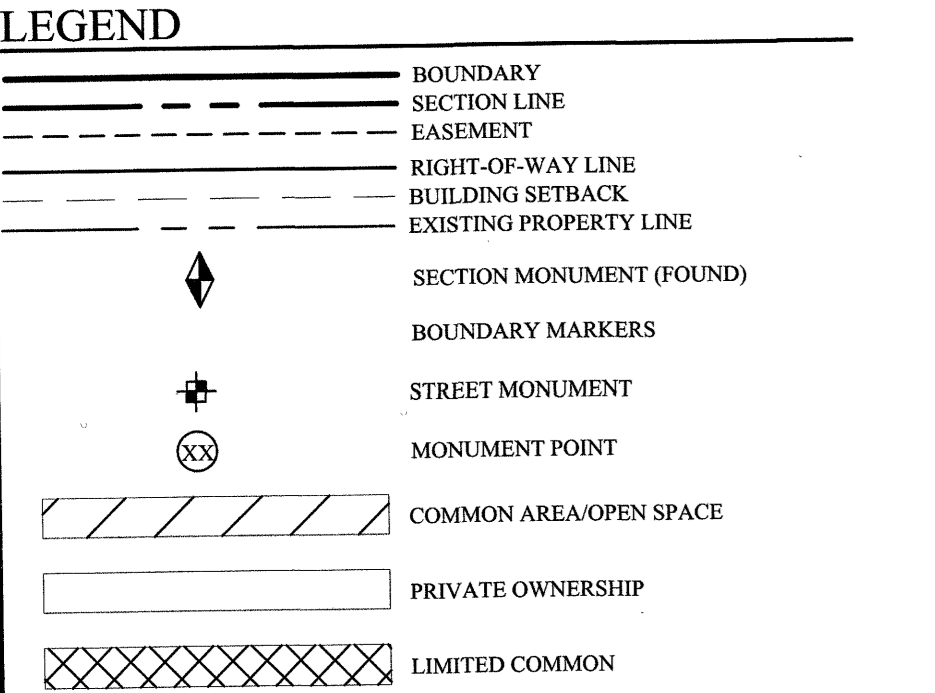
## REAR LOAD BUILDING SETBACKS (CARRIAGE LOTS)

N.T.S.



## VICINITY MAP

N.T.S.



## NOTES

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- ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL FIRE CODE REQUIREMENTS.
- PRIVATE ROADS WILL BE OWNED AND MAINTAINED BY THE RIDGEVIEW MASTER HOMEOWNERS ASSOCIATION, INC.
- LIMITED COMMON AREAS ARE INTENDED FOR THE GENERAL USE, BENEFIT, AND ACTIVITY INCIDENTAL TO RESIDENTIAL LIVING, BY THE OWNER WHO HAS DIRECT ACCESS THERETO.
- 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.

Lot number	Address	Street
701	4876 W	Coulter Court
702	4882 W	Coulter Court
703	4888 W	Coulter Court
704	4889 W	Coulter Court
705	4883 W	Coulter Court
706	4877 W	Coulter Court
709	4892 W	Klamath Drive
708	4884 W	Klamath Drive
707	4878 W	Klamath Drive
710	4891 W	Klamath Drive
711	4887 W	Klamath Drive
712	4879 W	Klamath Drive
757	4826 W	Pocosin Court
756	4822 W	Pocosin Court
755	4816 W	Pocosin Court
754	4812 W	Pocosin Court
750	4827 W	Pocosin Court
751	4821 W	Pocosin Court
752	4817 W	Pocosin Court
753	4811 W	Pocosin Court
749	4828 W	Washoe Court
748	4824 W	Washoe Court
747	4818 W	Washoe Court
746	4814 W	Washoe Court
742	4829 W	Washoe Court
743	4823 W	Washoe Court
744	4819 W	Washoe Court
745	4813 W	Washoe Court

Lot Number	Address	Street
727	10089 N	Torrey Drive
728	10087 N	Torrey Drive
729	10079 N	Torrey Drive
730	10067 N	Torrey Drive
731	10063 N	Torrey Drive
732	10059 N	Torrey Drive
733	10053 N	Torrey Drive
734	10047 N	Torrey Drive
735	10043 N	Torrey Drive
736	10039 N	Torrey Drive
737	10033 N	Torrey Drive
738	10031 N	Torrey Drive
739	10027 N	Torrey Drive
740	10021 N	Torrey Drive
741	10017 N	Torrey Drive
726	10088 N	Lobby Lane
725	10086 N	Lobby Lane
724	10078 N	Lobby Lane
723	10068 N	Lobby Lane
722	10066 N	Lobby Lane
721	10063 N	Lobby Lane
720	10054 N	Lobby Lane
719	10048 N	Lobby Lane
718	10044 N	Lobby Lane
717	10038 N	Lobby Lane
716	10034 N	Lobby Lane
715	10032 N	Lobby Lane
714	10028 N	Lobby Lane
713	10022 N	Lobby Lane

Lot upon which Use Easement is located (Burdened Lot)	Use Owner's Lot (Benefited Lot)	Lot upon which Maintenance Easement is located (Benefited Lot)	Maintenance Owner's Lot (Burdened Lot)
LOT NUMBER	LOT NUMBER	LOT NUMBER	LOT NUMBER
702	701	701	702
703	702	702	703
704	705	705	704
705	706	706	705
708	707	707	708
709	708	708	709
710	711	711	710
711	712	712	711
713	714	714	713
714	715	715	714
715	716	716	715
716	717	717	716
717	718	718	717
718	719	719	718
719	720	720	719
722	721	721	722
723	722	722	723
724	723	723	724
725	724	724	725
726	725	725	726
727	728	728	727
728	729	729	728
729	730	730	729
730	731	731	730
731	732	732	731
734	733	733	734
735	734	734	735
736	735	735	736
737	736	736	737
738	737	737	738
739	738	738	739
740	739	739	740
741	740	740	741
742	743	743	742
743	744	744	743
744	745	745	744
747	746	746	747
748	747	747	748
749	748	748	749
750	751	751	750
751	752	752	751
752	753	753	752
755	754	754	755
756	755	755	756
757	756	756	757

## 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.

"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.

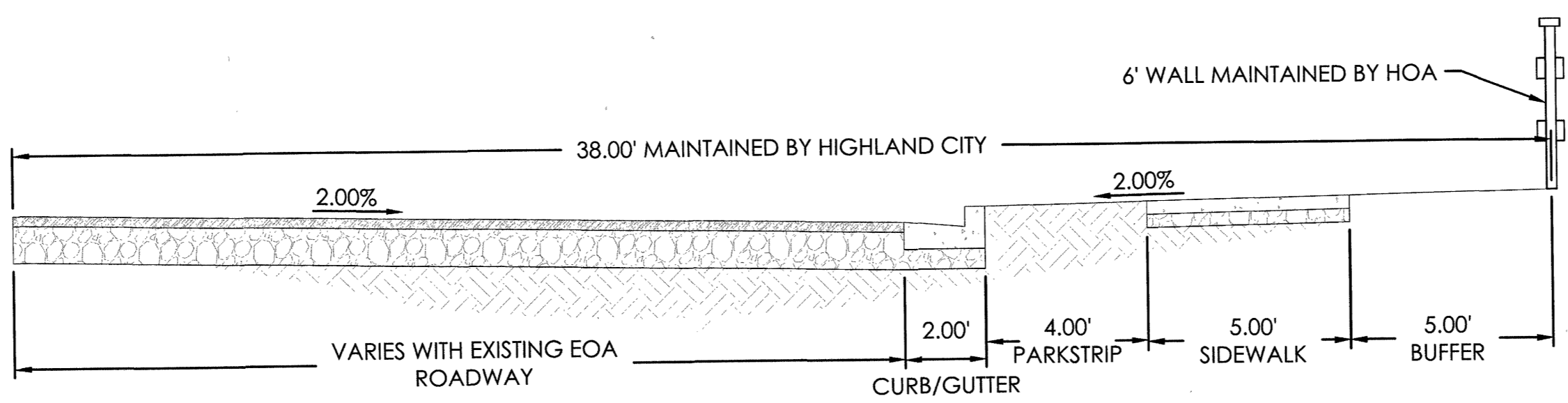
A NON-EXCLUSIVE SYUE IS GRANTED TO THE APPLICABLE USE OWNER FOR THE PURPOSE OF PROVIDING THE USE OWNER THE RIGHT AND OBLIGATION TO OCCUPY, MAINTAIN (I.E. MOW, TRIM, ETC.), USE, ENJOY, PLACE PERSONALTY UPON, AND CONSTRUCT AND MAINTAIN FENCES AND OTHER IMPROVEMENTS, PROVIDED, HOWEVER: (I) THE USE OWNER 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 THEIR SOLE COST AND EXPENSE, SHALL ENSURE THAT APPROPRIATE LANDSCAPING (I.E., ROCK, MULCH, ETC.), IN ACCORDANCE WITH ALL COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO THE LOTS, IS MAINTAINED IN THE USE EASEMENT AREA AS ORIGINALLY INSTALLED; (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 REMAIN RESPONSIBLE FOR MAINTAINING THE BENEFITED LOT; (XII) THE USE OWNER SHALL BE OTHERWISE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS ALONG WITH THE MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR THE COMMUNITY, AS SUPPLEMENTED AND AMENDED, 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.

INSURANCE: IN ADDITION TO WHATEVER OTHER COVERAGE THE OWNER OF A LOT MAY DESIRE, FROM TIME TO TIME, THE OWNER OF EACH LOT SHALL KEEP ITS LOT AND RESIDENCE INSURED AGAINST LOSS OR DAMAGE BY FIRE AND EXTENDED COVERAGE PERILS FOR ONE HUNDRED PERCENT (100%) OF THE REPLACEMENT VALUE THEREOF (I.E., 100% OF CURRENT "REPLACEMENT OF COST" EXCLUSIVE OF THE LAND, AND OTHER ITEMS NORMALLY EXCLUDED FROM COVERAGE), WITH SUCH INSURANCE TO BE ISSUED BY A RESPONSIBLE INSURANCE COMPANY OR COMPANIES AUTHORIZED TO DO BUSINESS IN THE STATE OF UTAH. THE INSURANCE VALUE PROVIDED A STANDARD, NON-CONTRIBUTORY MORTGAGEE CLAUSE IN FAVOR OF THE HOLDER OF EACH FIRST MORTGAGE OR FIRST DEED OF TRUST ON SUCH LOT. SUCH INSURANCE MAY COVER SUCH OTHER RISKS, AND MAY CONTAIN SUCH OTHER PROVISIONS, IN ADDITION TO THE FOREGOING, AS THE OWNER OF THE LOT COVERED BY SUCH INSURANCE MAY DETERMINE IN HIS SOLE DISCRETION, FROM TIME TO TIME. UPON REASONABLE REQUEST, THE OWNER OF EACH LOT SHALL DELIVER TO THE OWNER OF THE ADJACENT LOT, WITHIN A REASONABLE PERIOD OF TIME, THEN-CURRENT CERTIFICATE(S) EVIDENCING THE INSURANCE THAT IS REQUIRED TO BE CARRIED HEREUNDER.

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 THEIR 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 THEMSELVES AND THEIR PERMITTEES, OR HEREBY KNOWINGLY ASSUME ANY RISK OF LOSS RELATED TO OR ASSOCIATED WITH THEIR 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 THEIR 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 THEIR 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 THEMSELVES AND THEIR PERMITTEES, HEREBY KNOWINGLY ASSUME ANY RISK OF LOSS RELATED TO OR ASSOCIATED WITH THEIR USE OF THE MAINTENANCE EASEMENT.



## 38' PUBLIC ROW - HALF WIDTH (10100 NORTH)

PREPARED BY  
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 (801)-865-1573  
 CONTACT: CAMERON SCOTT

18621 2012

## RIDGEVIEW PLAT G

PLANNED UNIT DEVELOPMENT  
 LOCATED IN THE SE1/4 AND NE1/4 OF SECTION 1, T5S, R1E,  
 DATUM: NAD83  
 SALT LAKE BASE & MERIDIAN  
 HIGHLAND CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL 	NOTARY PUBLIC SEAL	HIGHLAND CITY ENGINEER SEAL 	HIGHLAND CITY RECORDER SEAL 	UTAH COUNTY RECORDER STAMP 
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ENT 2759:2023 Map # 18621  
 ANDREA ALLEN  
 UTAH COUNTY RECORDER  
 2023 Jan 17 2:27 PM FEE 220.00 BY AR  
 RECORDED FOR HIGHLAND CITY