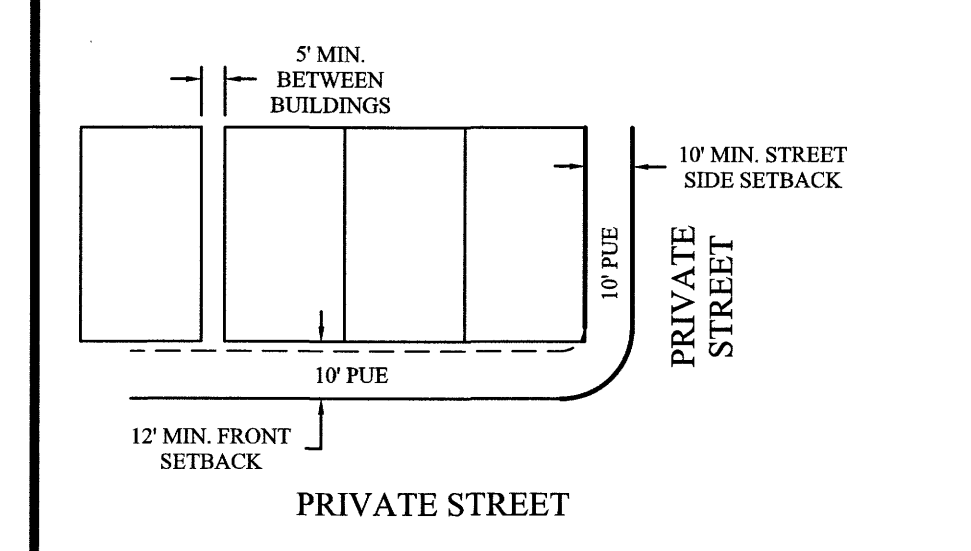


- NOTES**
- ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENTS SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
 - ALL COMMON AREAS AND 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, C AND D ARE HEREBY CONVEYED TO AND MAINTAINED BY THE RIDGEVIEW TOWNHOMES HOMEOWNERS ASSOCIATION.
 - #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 TOWNHOMES HOMEOWNERS ASSOCIATION.
 - ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING.
 - FUTURE CLUBHOUSE WILL BE ADDRESSED 9963 N. TORREYA DRIVE.



TYPICAL BUILDING SETBACKS (TOWNHOME LOTS)

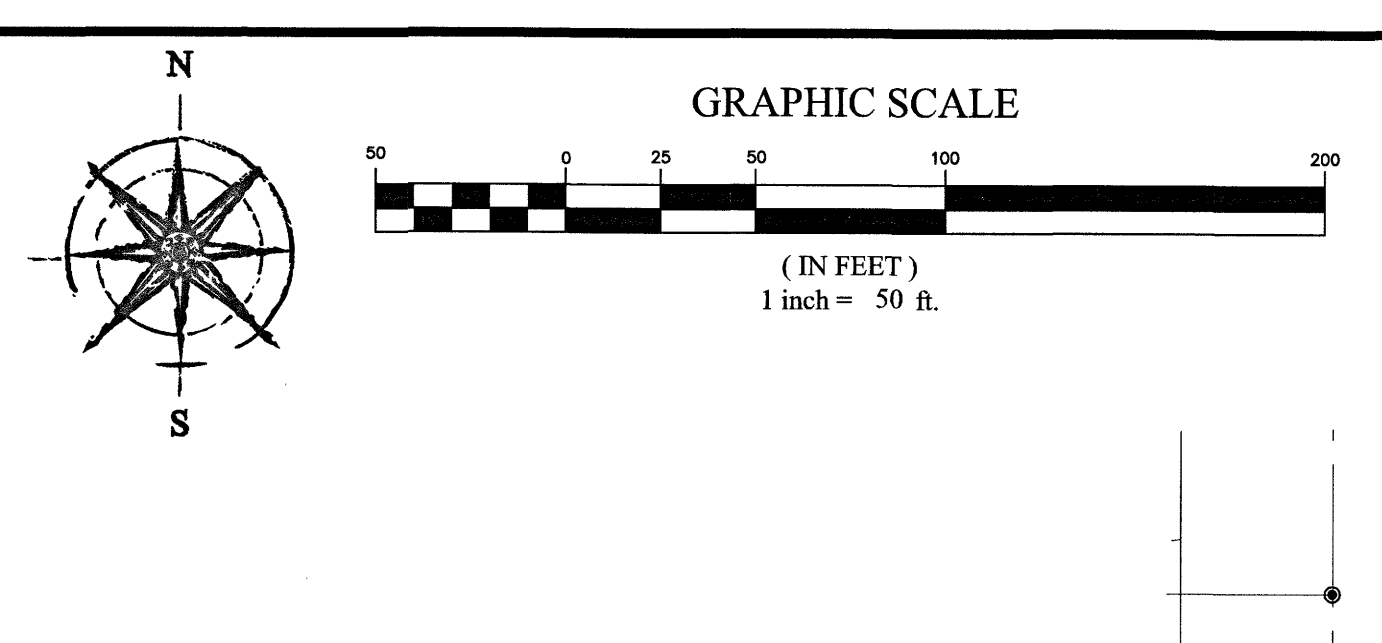
N.T.S.

PREPARED BY

ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

PAGE: 1 OF 1

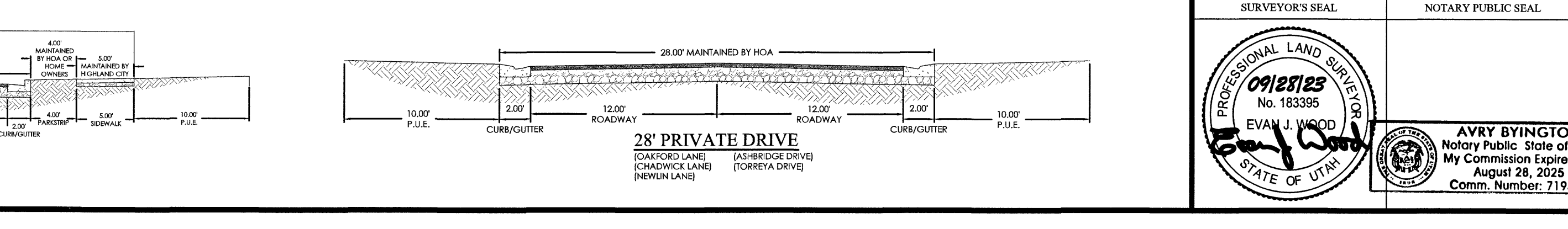
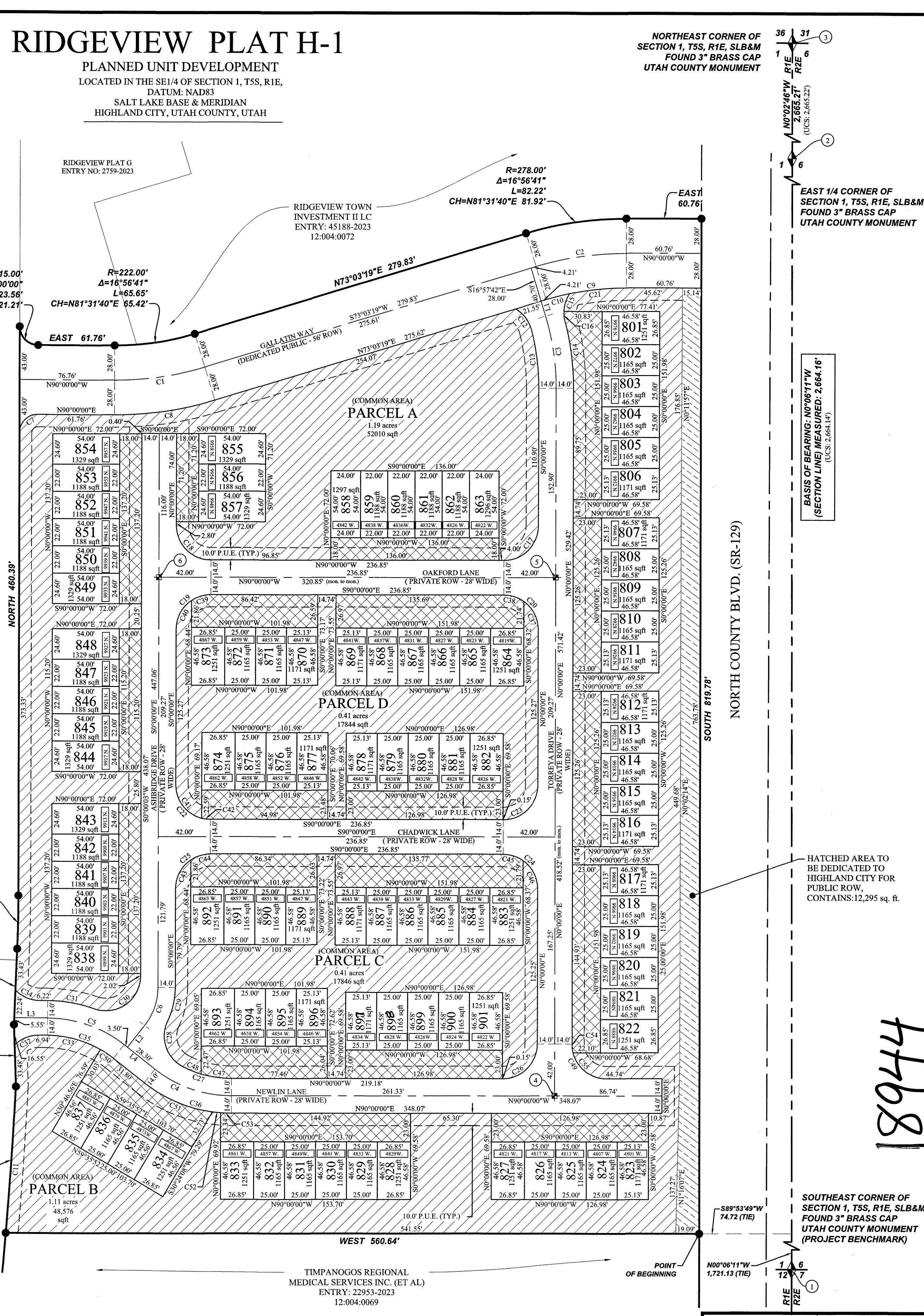
RIDGEVIEW TOWN INVESTMENT II, L.C.
101 SOUTH 200 EAST, SUITE 200
SALT LAKE CITY, UTAH 84111
(801) 521-4781
CONTACT: SPENCER MOFFAT



Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	250.00	16°56'41"	73.93	S81°31'40"W	73.67
C2	250.00	16°56'41"	73.93	S81°31'40"W	73.67
C3	200.00	16°57'42"	59.21	N08°28'51"W	58.99
C4	100.00	38°12'34"	66.69	N70°53'43"W	65.46
C5	100.00	38°12'34"	66.69	N70°53'43"W	65.46
C6	50.00	38°12'34"	33.34	S19°06'17"W	32.73
C7	15.00	90°00'00"	23.56	S45°00'00"W	21.21
C8	278.00	16°56'41"	82.22	S81°31'40"W	81.92
C9	222.00	16°56'41"	65.65	S81°31'40"W	65.42
C10	222.00	5°07'16"	19.84	S75°36'58"W	19.84
C11	4033.00	1°40'47"	118.24	S03°53'13"W	118.24
C12	28.00	44°59'42"	21.99	N37°10'45"W	21.43
C13	186.00	14°40'54"	47.66	N07°20'27"W	47.53
C14	214.00	14°38'07"	54.66	S07°19'04"E	54.51
C15	28.00	31°24'12"	15.53	S17°55'17"W	15.16
C16	28.00	16°51'19"	8.24	N06°12'28"E	8.21
C17	28.00	90°00'00"	43.98	N45°00'00"E	39.60
C18	28.00	90°00'00"	43.98	S45°00'00"W	39.60
C19	28.00	90°00'00"	43.98	S45°00'00"W	39.60
C20	28.00	90°00'00"	43.98	S45°00'00"W	39.60
C21	222.00	11°49'24"	45.81	S84°05'18"W	45.73
C22	28.00	90°00'00"	43.98	N45°00'00"E	39.60
C23	28.00	90°00'00"	43.98	N45°00'00"E	39.60
C24	28.00	90°00'00"	43.98	S45°00'00"W	39.60
C25	28.00	90°00'00"	43.98	S45°00'00"W	39.60
C26	28.00	90°00'00"	43.98	N45°00'00"E	39.60
C27	86.00	26°55'46"	40.42	S76°32'07"E	40.05
C28	28.00	88°16'11"	43.14	S18°56'08"E	39.00
C29	64.00	25°11'57"	28.15	S12°35'59"W	27.92
C30	28.00	109°24'19"	53.47	N54°42'09"E	45.71
C31	114.00	19°24'19"	38.61	S80°17'51"E	38.43
C32	28.00	44°40'03"	21.83	S67°39'50"W	21.28
C33	86.00	29°46'28"	44.69	N75°06'46"W	44.19
C34	28.00	45°04'13"	22.03	S67°27'53"E	21.46
C35	86.00	38°12'34"	57.35	S70°53'43"E	56.30
C36	114.00	38°12'34"	76.02	N70°53'43"W	74.62
C37	28.00	54°25'12"	26.59	S27°12'36"E	25.61
C38	28.00	35°34'48"	17.39	N72°12'36"W	17.11
C39	28.00	33°46'03"	16.50	S73°06'58"W	16.26
C40	28.00	56°13'57"	27.48	S28°06'58"W	26.39
C41	28.00	75°30'58"	36.90	S37°45'29"E	34.29
C42	28.00	14°29'02"	7.08	N82°45'29"W	7.06
C43	28.00	56°02'38"	27.39	S28°01'19"W	26.31
C44	28.00	33°57'22"	16.59	S73°01'19"W	16.35
C45	28.00	35°23'16"	17.29	S72°18'22"E	17.02
C46	28.00	54°36'44"	26.69	N27°18'22"W	25.69
C47	86.00	16°33'45"	24.86	S81°43'07"E	24.77
C48	86.00	10°22'01"	15.56	N68°15'14"W	15.54
C49	28.00	90°00'00"	43.98	S45°00'00"E	39.60
C50	86.00	8°26'06"	12.66	S56°00'29"E	12.65
C51	114.00	30°33'33"	60.80	S86°40'12"E	60.08
C52	114.00	3°14'06"	6.44	S83°58'02"E	6.44
C53	114.00	4°24'55"	8.79	S87°47'32"E	8.78
C54	28.00	14°35'00"	7.13	S07°17'30"E	7.11
C55	28.00	75°25'00"	36.86	S52°17'30"E	34.25

Monument Table		
Mon. #	Northing	Easting
1	10000.000	10000.000
2	12664.157	9995.208
3	15329.368	9993.059
4	11831.991	9805.099
5	12250.507	9805.099
6	12250.507	9484.254

Line Table		
LINE	DIRECTION	LENGTH
L1	S16°57'42"E	12.70
L2	S38°12'34"W	22.41
L3	N90°00'00"W	26.95
L4	N51°47'26"W	31.80



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 lots, streets, parcels, together with easements, to be hereafter known as RIDGEVIEW PLAT H-1, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.

EVAN J. WOOD
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 183395

09/28/2023
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°06'11"W 1,721.13 feet along the Section line and S89°53'49"W 74.72 feet from the Southeast Corner of Section 1, T5S, R1E, SLB&M; running thence West 560.64 feet to the easterly line of a RIDGEVIEW PLAT B-2 SUBDIVISION recorded as Entry No. 17535-2021 in the office of the Utah County Recorder; thence along said plat the following three (3) courses: (1) northwesterly along the arc of a non-tangent curve to the left having a radius of 4,033.00 feet (radius bears: N85°16'23"W) a distance of 118.24 feet through a central angle of 01°40'47" Chord: N03°53'13"E 118.24 feet; thence (2) N01°53'34"W 50.03 feet; thence (3) N02°20'17"E 61.23 feet to and along Featherstone Drive; thence along Featherstone Drive the following two (2) courses: (1) along the arc of a curve to the left with a radius of 1,029.00 feet a distance of 41.99 feet through a central angle of 02°20'17" Chord: N01°10'09"E 41.99 feet; thence (2) North 460.39 feet to said westerly right-of-way line of North County Boulevard (SR-129) to the left having a radius of 15.00 feet (radius bears: East) through a central angle of 90°00'00" Chord: S45°00'00"E 21.21 feet; thence East 61.76 feet; thence along the arc of a curve to the left with a radius of 222.00 feet a distance of 65.65 feet through a central angle of 16°56'41" Chord: N81°31'40"E 65.42 feet; thence N73°03'19"E 279.83 feet; thence along the arc of a curve to the right with a radius of 278.00 feet a distance of 82.22 feet through a central angle of 16°56'41" Chord: N81°31'40"E 81.92 feet; thence East 60.76 feet to said westerly right-of-way line of North County Boulevard (SR-129); thence along said westerly right-of-way South 819.78 feet to the point of beginning.

Contains: 9.73 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 10-9A-604(1)(D) THE OWNER HEREBY CONVEYS THE COMMON AREA/PRIVATE OPEN SPACE, PRIVATE DRIVEWAYS AND PRIVATE RIGHT OF WAYS AS INDICATED HEREON, TO THE RIDGEVIEW TOWNHOMES HOMEOWNERS ASSOCIATION, INC. 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 ____ DAY OF _____, A.D. 20__

BY: *Brian Gochneure*
(PRINTED NAME)

ITS: *Manager*

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF Salt Lake

ON the 20th 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, *Brian Gochneure*, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE *Manager* OF RIDGEVIEW TOWN INVESTMENT II, 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: 8/29/2025

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN Davis COUNTY

MY COMMISSION NO. 719523

PRINTED FULL NAME OF NOTARY

Avery Byington

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 17 DAY OF January, A.D. 2023

APPROVED BY MAYOR *Scott White*

ATTEST *Scott White* CLERK-RECORDER (SEE SEAL BELOW)

HIGHLAND CITY ATTORNEY

APPROVED AS TO FORM THIS 10th DAY OF October, A.D. 2023

Scott White
HIGHLAND CITY ATTORNEY

APPROVED THIS 19 DAY OF November, A.D. 2019 BY THE HIGHLAND CITY PLANNING COMMISSION.

Scott White DIRECTOR, COMMUNITY DEVELOPMENT

Scott White CHAIRMAN, PLANNING COMMISSION

RIDGEVIEW PLAT H-1

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

SURVEYOR'S SEAL: EVAN J. WOOD, No. 183395, 09/28/23

NOTARY PUBLIC SEAL: AVRY BYINGTON, Notary Public, State of Utah, My Commission Expires on August 28, 2025, Comm. Number: 719523

HIGHLAND CITY ENGINEER SEAL: SCOTT WHITE, No. 183395

HIGHLAND CITY RECORDER SEAL: ANDREA ALLEN, No. 183395

UTAH COUNTY RECORDER SEAL: ANDREA ALLEN, No. 183395, 09/28/23, 12:01:17 PM, REC. 260.00 BY TN, RECORDED FOR HIGHLAND CITY