

**VICINITY MAP**  
N.T.S.

- 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 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.

**Curve Table**

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	200.00	7°21'06"	25.66	S13°17'09"E	25.64
C2	200.00	9°36'36"	33.55	N04°48'18"W	33.51
C3	42.00	90°00'00"	65.97	S28°03'19"W	59.40
C4	278.00	3°12'17"	15.55	N74°39'28"E	15.55
C5	278.00	13°44'24"	66.67	S83°07'48"W	66.51
C6	28.00	37°25'32"	18.29	N35°40'28"W	17.97
C7	28.00	90°01'01"	43.99	N28°02'49"E	39.60
C8	28.00	100°54'01"	49.31	N50°27'00"W	43.18
C9	28.00	39°31'58"	19.32	S06°01'16"W	18.94
C10	56.00	90°00'00"	87.96	N28°03'19"E	79.20
C11	56.00	33°37'37"	32.87	N56°14'31"E	32.40
C12	214.00	0°44'26"	2.77	S00°22'13"E	2.77
C13	28.00	62°48'39"	30.70	S30°39'54"W	29.18
C14	56.00	56°22'23"	55.10	N11°14'31"E	52.90
C15	28.00	42°44'57"	20.89	S04°24'46"W	20.41
C16	28.00	42°43'56"	20.88	N04°25'17"E	20.40
C17	28.00	42°43'56"	20.88	N38°18'38"W	20.40
C18	28.00	73°47'45"	36.06	N36°09'27"E	33.62
C19	28.00	90°00'00"	43.98	N28°03'19"E	39.60
C20	28.00	10°59'06"	5.37	N67°33'46"E	5.36
C21	28.00	89°58'59"	43.97	S61°57'11"E	39.59
C22	28.00	106°56'41"	52.26	N53°28'20"W	45.00
C23	28.00	6°02'40"	2.95	S76°04'39"W	2.95
C24	28.00	3°11'57"	1.56	S15°20'42"E	1.56

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

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

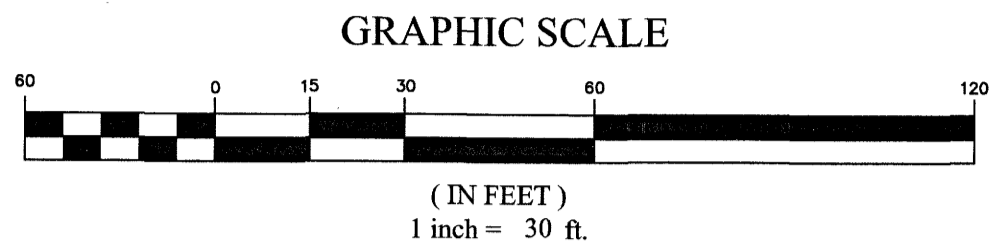
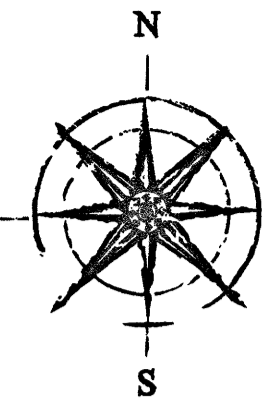
**Monument Table**

Monument #	Northing	Easting
1	10000.0000	10000.0000
2	12664.1570	9995.2080
3	15329.3680	9993.0590
4	12500.6875	9784.5254
5	12624.6031	9748.4501
6	12571.6708	9574.7163

1 OF 1

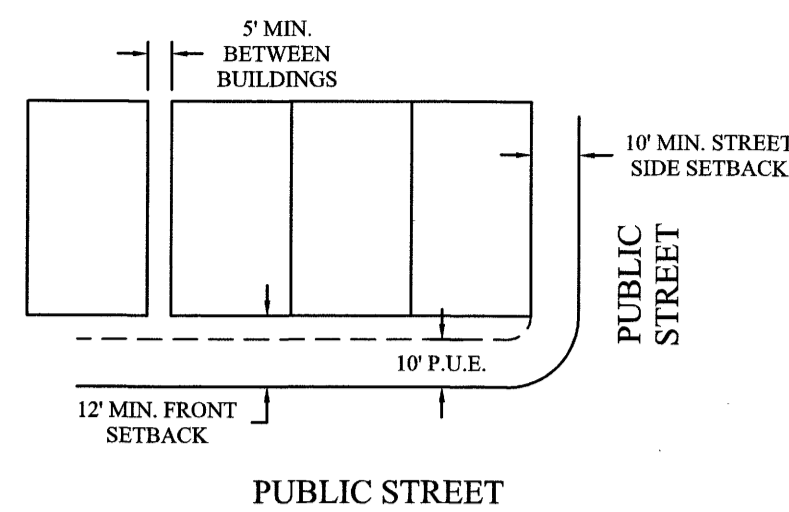
**LEGEND**

- BOUNDARY SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- STREET MONUMENT
- MONUMENT POINT
- COMMON AREA/OPEN SPACE
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- ROW DEDICATION



**RIDGEVIEW PLAT H-2**

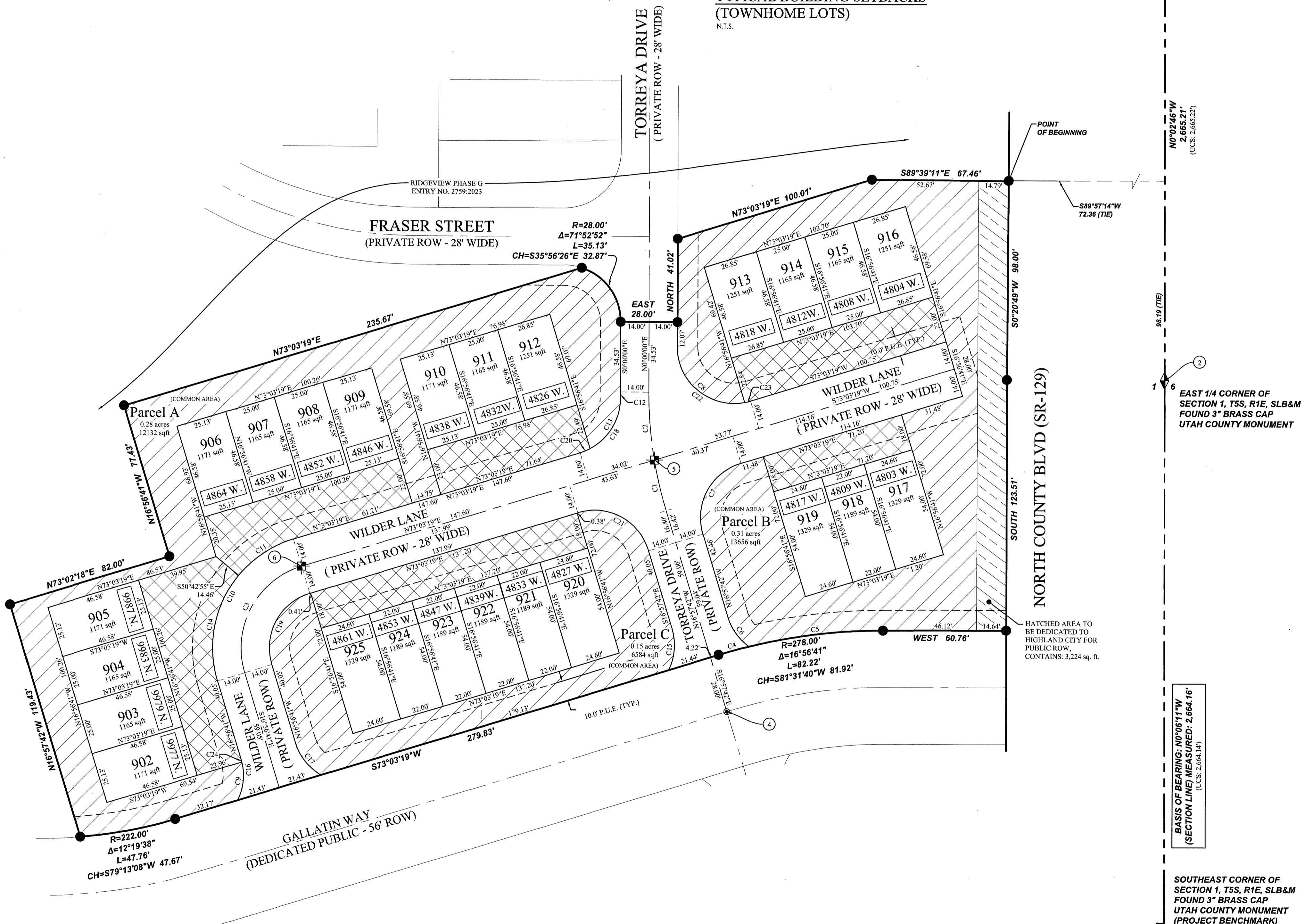
PLANNED UNIT DEVELOPMENT  
LOCATED IN THE SE1/4 AND NE1/4 OF SECTION 1, T5S, R1E,  
DATUM: NAD83  
SALT LAKE BASE & MERIDIAN  
HIGHLAND CITY, UTAH COUNTY, UTAH



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

POINT OF BEGINNING

EAST 1/4 CORNER OF SECTION 1, T5S, R1E, SLB&M FOUND 3" BRASS CAP UTAH COUNTY MONUMENT



N0°02'46"W 2.664.21' (U.C.S. 2.664.21')

S89°39'11"E 67.46'

S89°57'14"W 72.36' (TIE)

S0°20'49"W 98.00'

S0°20'49"W 98.00'

S0°20'49"W 98.00'

S0°20'49"W 98.00'

S0°20'49"W 98.00'

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**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, parcel, together with easements, to be hereinafter known as RIDGEVIEW PLAT H-2, 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

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°02'46"W 98.19 feet along the Section line and S89°57'14"W 72.36 feet from the East Quarter Corner of Section 1, T5S, R1E, SLB&M; thence along said westerly right-of-way line the following two (2) courses: (1) S00°20'49"W 98.00 feet to the 1/4 Section line; thence (2) South 123.51 feet; thence West 60.76 feet; thence along the arc of a curve to the left with a radius of 278.00 feet a distance of 92.22 feet through a central angle of 16°56'41" Chord: S81°31'40"W 81.92 feet; thence S73°03'19"W 279.83 feet; thence along the arc of a curve to the right with a radius of 222.00 feet a distance of 47.76 feet through a central angle of 12°19'38" Chord: S79°13'08"W 47.67 feet; thence N16°57'42"W 119.43 feet; thence N73°02'18"E 82.00 feet; thence N16°56'41"W 77.43 feet; thence N73°03'19"E 235.67 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 28.00 feet (radius bears: S18°07'08"W) a distance of 35.13 feet through a central angle of 71°52'52" Chord: S35°56'26"E 32.87 feet; thence East 28.00 feet; thence North 41.02 feet; thence N73°03'19"E 100.01 feet; thence S89°39'11"E 67.46 feet to the point of beginning.

Contains: 2.20 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\_\_

*Brian Gochhauser*  
BRIAN GOCHHAUSER  
(PRINTED NAME)

ITS: *M. HALL*

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH  
S.S.  
COUNTY OF Salt Lake

ON THE 28th DAY OF October, A.D. 2023, I, *Brian Gochhauser*, A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN *JAVIS* COUNTY, 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: 8/28/2025 *Avery Byington*  
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN *JAVIS* COUNTY

MY COMMISSION No. 719523 *Avery 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 17th DAY OF January, A.D. 2023.

APPROVED BY MAYOR *[Signature]*

APPROVED BY ENGINEER *[Signature]*  
(SEE SEAL BELOW)

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

**HIGHLAND CITY ATTORNEY**

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

*[Signature]*  
HIGHLAND CITY ATTORNEY

**PLANNING COMMISSION APPROVAL**

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

*[Signature]*  
DIRECTOR, COMMUNITY DEVELOPMENT

*[Signature]*  
CHAIRMAN, PLANNING COMMISSION

**RIDGEVIEW PLAT H-2**  
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: EVAN J. WOOD, No. 183395, UTAH COUNTY, UTAH

NOTARY PUBLIC SEAL: AVERY BYINGTON, Notary Public, State of Utah, My Commission Expires on August 28, 2025, Comm. Number: 215232

HIGHLAND CITY ENGINEER SEAL: ANDREA ALLEN, UTAH COUNTY RECORDER, 2023 Oct 12 01:17 PM FEE 104.00 BY TH, RECORDED FOR HIGHLAND CITY

COUNTY RECORDER'S SEAL: ANDREA ALLEN, UTAH COUNTY RECORDER, 2023 Oct 12 01:17 PM FEE 104.00 BY TH, RECORDED FOR HIGHLAND CITY

ENT 67395-2023 MAP# 18945  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
RECORDED FOR HIGHLAND CITY

18945

21-0576 Ridgeview Plat H (Boyer) Design: 21-0576 Ridgeview Plat H-2.dwg 3/21/21 11:55:11 AM 1/28/23