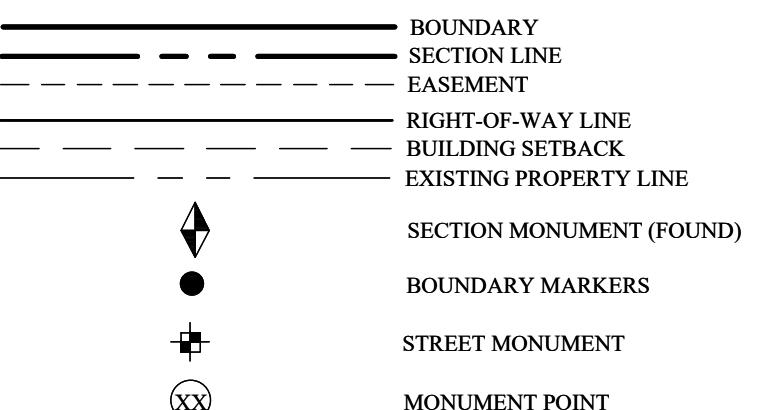


VICINITY MAP

LEGEND



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, 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.

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY dba DOMINION ENERGY UTAH HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE AN AGREEMENT OF OWNERSHIP, EXCUSE, RELEASE, OR EXONERATION OF LIABILITY, INCLUDING INDEMNITIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

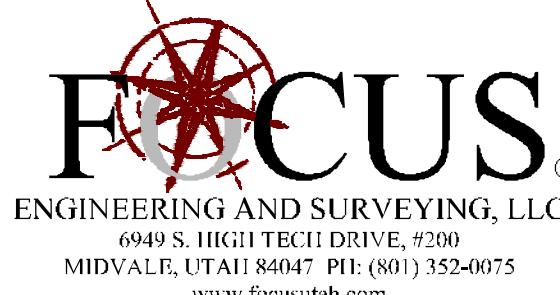
APPROVED THIS ____ DAY OF ____ A.D. 20____

BY _____

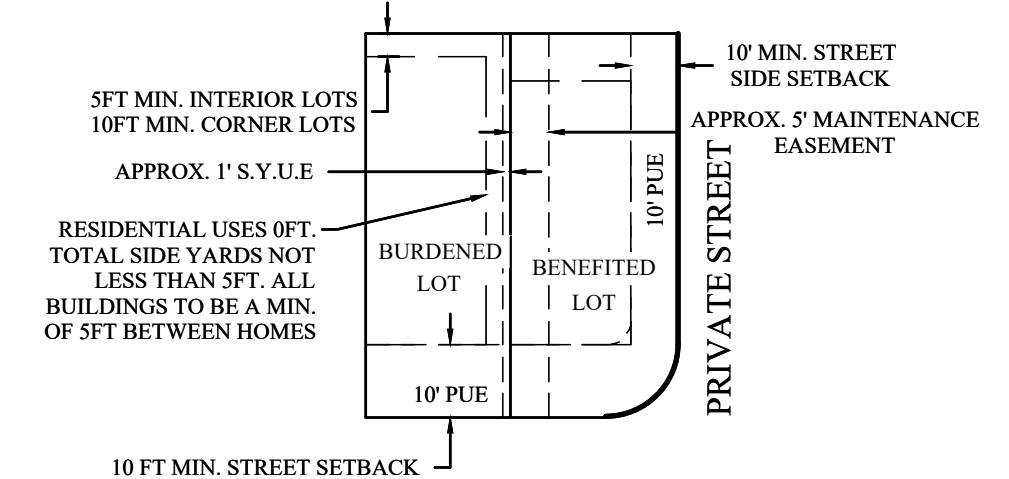
TITLE _____

PAGE: 1 OF 2

PREPARED BY



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



REAR LOAD BUILDING SETBACKS (CARRIAGE LOTS) N.T.S.

Curve Table			
CURVE	RADIUS	DELTA	LENGTH
C1	28.00	32°22'41"	15.82
C2	28.00	32°23'33"	15.83
C3	28.00	32°23'33"	15.83
C4	28.00	32°23'33"	15.83
C5	28.00	58°02'31"	28.36
C6	164.00	24°24'03"	7.73
C7	164.00	5°03'33"	14.48
C8	28.00	90°00'00"	43.98
C9	28.00	90°00'00"	43.98
C10	28.00	90°00'00"	43.98
C11	28.00	32°23'33"	15.83
C12	28.00	32°23'33"	15.83
C13	28.00	32°23'33"	15.83
C14	28.00	32°23'33"	15.83
C15	28.00	57°36'27"	28.15
C16	28.00	57°36'27"	28.15
C17	28.00	90°00'00"	43.98
C18	24.00	38°40'56"	16.20
C19	28.00	100°37'40"	49.18
C20	28.00	57°36'27"	28.15
C21	28.00	57°36'27"	28.15
C22	28.00	57°36'27"	28.15
C23	56.00	90°00'00"	87.96
C24	17.00	36°47'00"	10.91
C25	28.00	57°36'27"	28.15
C26	56.00	90°00'00"	87.96
C27	28.00	57°36'27"	28.15
C28	28.00	77°55'38"	3.87
C29	186.00	31°41'37"	10.29
C30	214.00	31°38'30"	118.18
C31	28.00	18°07'08"	8.85
C32	186.00	31°38'30"	102.72
C33	200.00	31°38'30"	110.45
C34	200.00	31°38'30"	110.45
C35	200.00	8°28'11"	29.56
C36	200.00	23°10'20"	80.89
C37	150.00	18°43'02"	49.00
C38	42.00	90°00'00"	65.97
C39	42.00	90°00'00"	65.97
C40	28.00	87°50'56"	42.56
C41	28.00	90°00'00"	43.98
C42	28.00	90°00'00"	43.98
C43	28.00	90°00'00"	43.98
C44	28.00	90°00'00"	43.98
C45	28.00	90°00'00"	43.98
C46	164.00	74°53'36"	22.21
C47	214.00	10°37'40"	39.70
C48	28.00	90°00'00"	43.98
C49	28.00	90°00'00"	43.98
C50	28.00	66°18'41"	32.41
C51	24.00	38°40'56"	16.20
C52	28.00	54°42'25"	26.73

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"E	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	N90°00'00"E	104.00

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

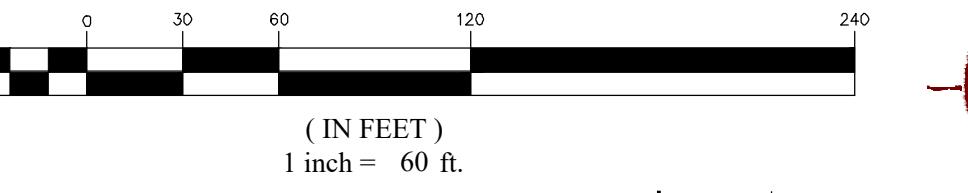
UTILITIES APPROVAL

"UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND, AND OTHER FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE ACROSS THE PLAT. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PLAT AT THE LOT OWNER'S EXPENSE, AND TIME. ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES FACILITIES IN THE PUE."

RIDGEVIEW PLAT G

PLANNED UNIT DEVELOPMENT
LOCATED IN THE SE1/4 AND NE1/4 OF SECTION 1, T55, R1E,
DATUM: NAD83
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

GRAPHIC SCALE



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 G, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.

For Review

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:

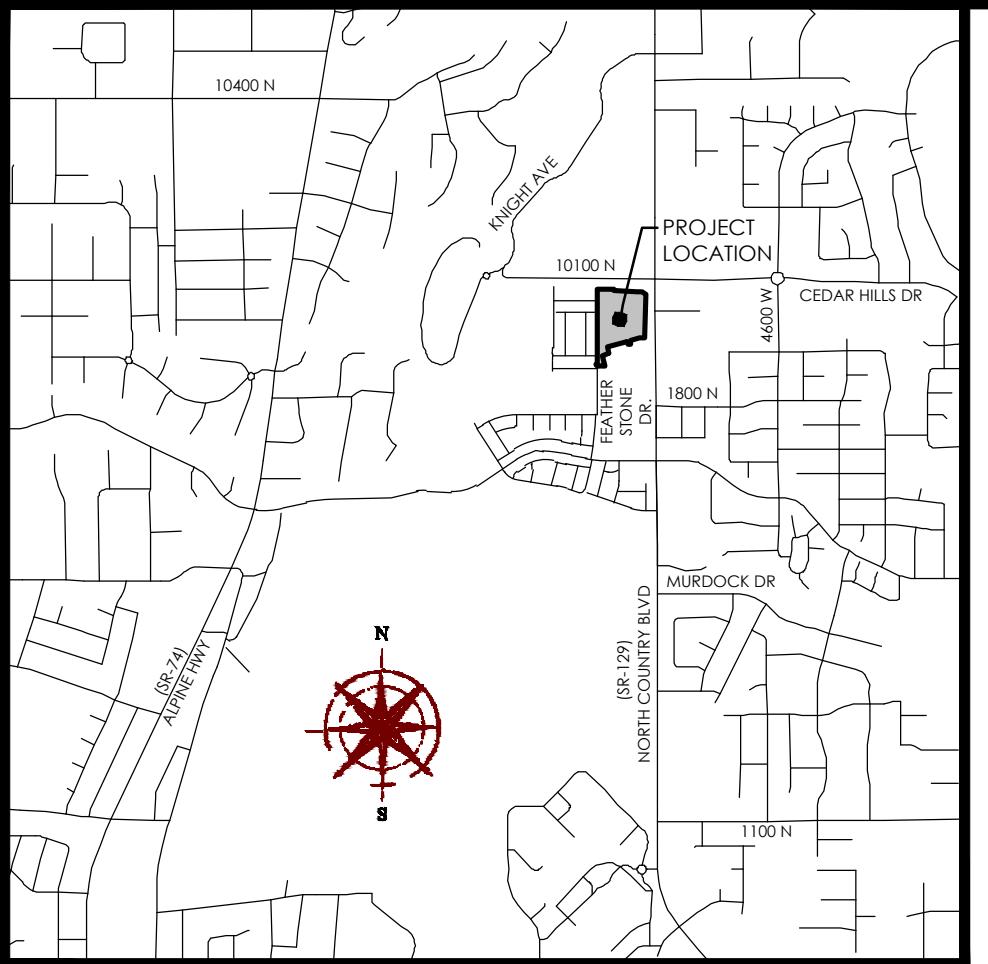
Beginning at a point on the westerly right-of-way line of North County Boulevard (SR-129) as established by a UDOT Project, Project No. 16779, located N90°02'46"W 98.18 feet along the Section line and S89°57'14"W 72.36 feet from the East 1/4 Corner of Section 1, T55, R1E; SLBM (Basis of Bearing: S00°04'61"E between the East 1/4 Corner and the Southeast Corner of said Section 1), running thence N89°39'39"1" W 67.46 feet; thence S73°03'19"W 100.01 feet; thence South 41.02 feet; thence West 28.00 feet; thence Northwestwesterly along the arc of a non-tangent curve to the left having a radius of 28.00 feet (radius bears: West); a distance of 28.00 feet through a central angle of 35.13 feet; thence S73°02'19"W 23.57 feet; thence S16°56'41"E 77.42 feet; thence S73°02'18"W 32.80 feet; thence S16°57'22"E 119.43 feet; thence Westerly 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 23.56 feet through a central angle of 35.36 feet; thence North 87.40 feet to a point on the southerly line of a Quiet Claim Deed as recorded at Entry No. 103883-1988 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 dead line the following four (4) courses: (1) S00°05'34"W 21.21 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 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

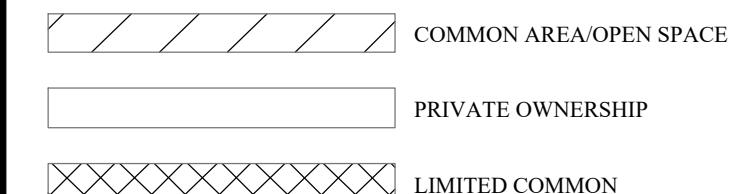
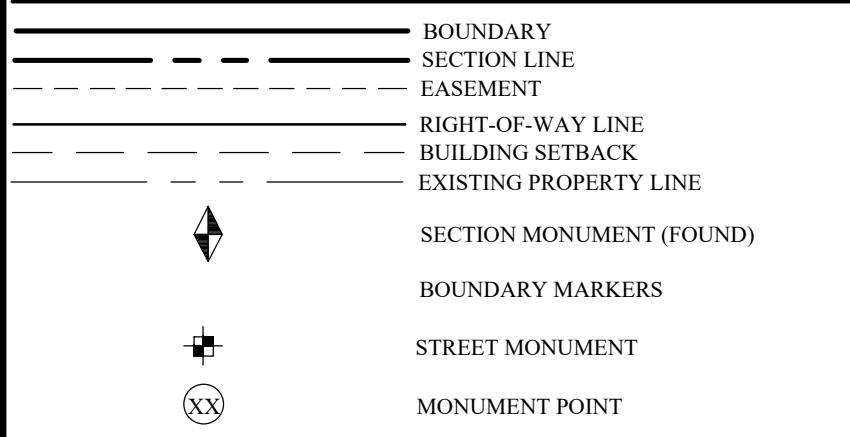
KNOW ALL BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, PARCELS AND EASEMENTS AND DO HEREBY DEED ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS 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 ROADS AS INDICATED HEREON, TO THE RIDGEVIEW MASTER ASSOCIATION, INC. A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 101 S. 200 E., SALT LAKE CITY, UT. 84111.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF A.D. 20____



VICINITY MAP
N.T.S.

LEGEND



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, AND C ARE HEREBY DEDICATED TO AND MAINTAINED BY THE RIDGEVIEW HOA

7. #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.

8. ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL FIRE CODE REQUIREMENTS.

9. PRIVATE ROADS WILL BE OWNED AND MAINTAINED BY THE RIDGEVIEW TOWNHOMES HOMEOWNERS ASSOCIATION, INC.

10. 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.

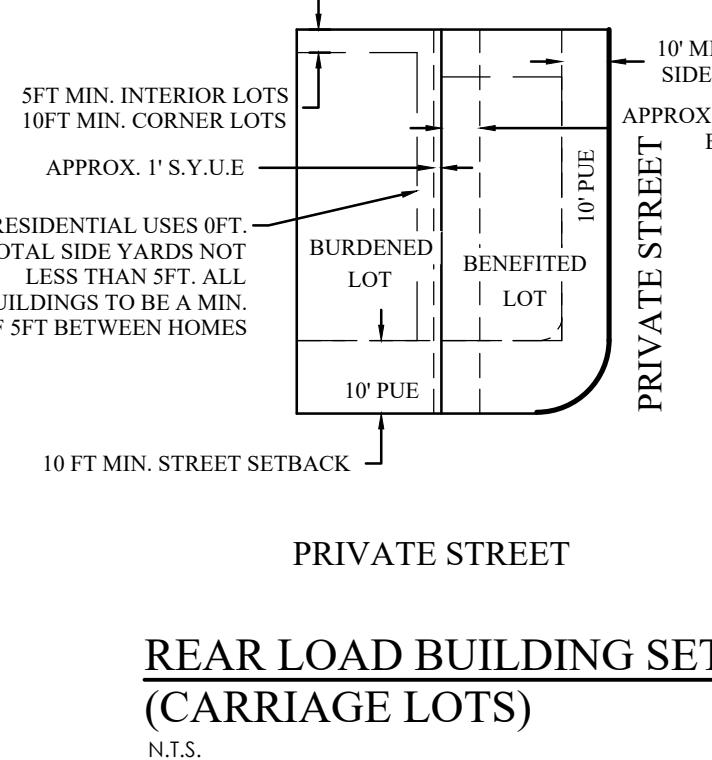
property anywhere. Some of the Significant Ordinances and Conditions of Approval conveyed on this property by the legislative body of Highland City are as follows:

1. 70% of the front yard landscaping shall be installed by the homeowner within one year after receiving a certificate of occupancy.

2. 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.

3. 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.

4. 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.

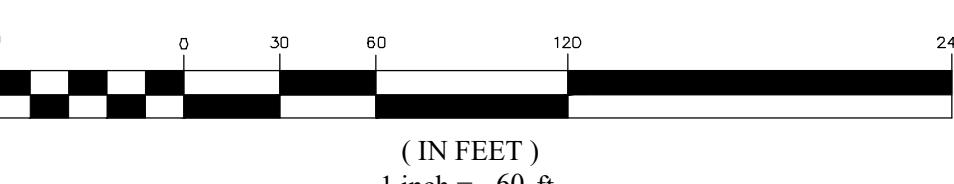


RIDGEVIEW PLAT G

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



GRAPHIC SCALE



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, AND UPON WHICH THE NEAREST EXTERIOR WALL OF THE RESIDENCE SITUATED ON THE BENEFITED LOT IS LOCATED.

"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.

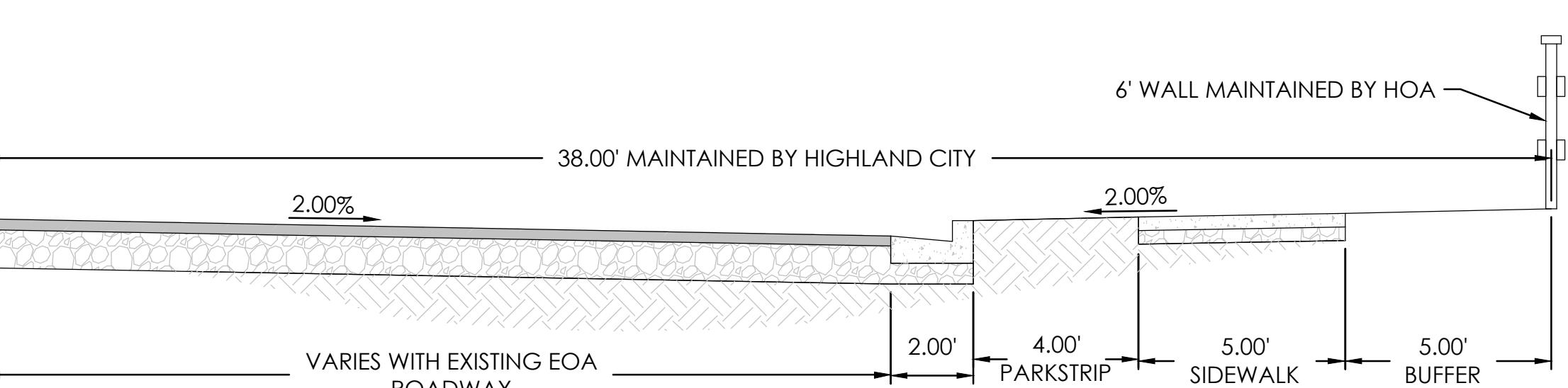
"MAINTENANCE OWNER" IS THE OWNER OF A BURDENED LOT.

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, FACE PERSONALLY UPON, AND CONSTRUCT AND MAINTAIN FENCE 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 ERECTED, 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 ITS SOLE COST AND EXPENSE, SHALL ENSURE THAT APPROPRIATE LANDSCAPING, IN ACCORDANCE WITH ALL COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO THE USE EASEMENT AREA, IS MAINTAINED AND KEPT IN A NEAT AND TIDY MANNER; (X) THE USE OWNER SHALL MAINTAIN MAINTENANCE OWNER; (XI) 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; (XII) THE USE OWNER SHALL NOT PLANT TREES, SHRUBBERY OR FOLIAGE OR STACK WOOD IN THE USE EASEMENT AREA; (XII) THE USE OWNER SHALL REMAIN RESPONSIBLE FOR MAINTAINING THE BENEFITED LOT; AND (XIII) ALL USES BY USE OWNER SHALL BE OTHERWISE IN ACCORDANCE WITH ALL, APPLICABLE CODES AND REGULATIONS ALONG WITH ALL COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS, FOR THE COMMUNITY, AS SUPPLEMENTED AND AMENDED, THAT HAVE BEEN OR WILL BE 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 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.

INDEMNITIES: (I) THE USE OWNER, ON BEHALF OF ITSELF AND ITS TENANTS, SUBTENANTS, OCCUPANTS, INVITÉS 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 ITS 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 PERMITTEES' RIGHTS WITH RESPECT TO THE USE EASEMENT AREA. THE USE OWNER, ON BEHALF OF ITSELF AND ITS PERMITTEES, HEREBY KNOWINGLY ASSUME ANY RISK OF LOSS RELATED TO OR ASSOCIATED WITH ITS 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 ITS 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 ITS 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 PERMITTEES' RIGHTS WITH RESPECT TO THE MAINTENANCE EASEMENT. THE MAINTENANCE OWNER, ON BEHALF OF ITSELF AND ITS PERMITTEES, HEREBY KNOWINGLY ASSUME ANY RISK OF LOSS RELATED TO OR ASSOCIATED WITH ITS USE OF THE MAINTENANCE EASEMENT.



38' PUBLIC ROW - HALF WIDTH
(10100 NORTH)

RIDGEVIEW PLAT G

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

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	HIGHLAND CITY ENGINEER SEAL	HIGHLAND CITY RECORDER SEAL	UTAH COUNTY RECORDER STAMP
For Review				