

VICINITY MAP

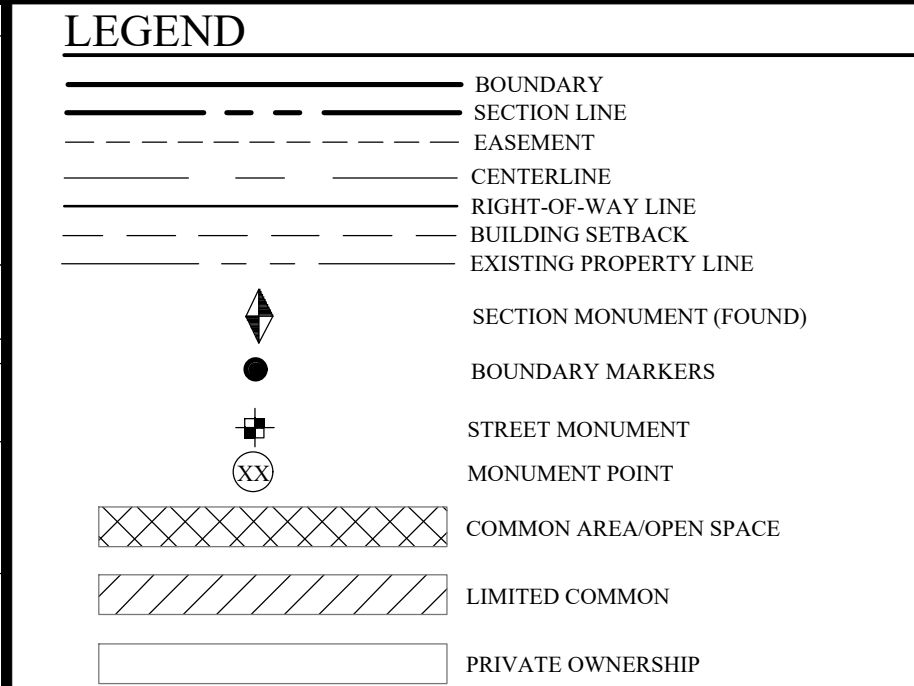
NOTES

- 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.
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- 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 DEDICATED TO AND MAINTAINED BY THE HOA.
- #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.
- PRIVATE ROADS WILL BE OWNED AND MAINTAINED BY THE RIDGEVIEW TOWNHOMES HOMEOWNERS ASSOCIATION, INC..
- ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING

- 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 capacity. 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.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°00'00"	23.56	N45°00'00"W	21.21
C2	15.00	41°55'03"	10.97	N20°57'31"E	10.73
C3	15.00	90°00'00"	23.56	S45°00'00"W	21.21
C4	15.00	41°43'55"	10.93	S20°51'57"E	10.69
C5	528.00	0°49'18"	7.57	N07°22'16"E	7.57
C6	15.00	90°00'00"	23.56	N45°00'00"E	21.21
C7	24.00	44°37'59"	18.70	S67°41'00"E	18.23
C8	528.00	6°57'37"	64.14	S03°28'49"W	64.10
C9	15.00	90°00'00"	23.56	N45°00'00"E	21.21
C10	15.00	90°00'00"	23.56	S45°00'00"E	21.21
C11	28.00	90°00'00"	43.98	N45°00'00"W	39.60
C12	28.00	90°00'00"	43.98	N45°00'00"E	39.60
C13	28.00	90°00'00"	43.98	S45°00'00"E	39.60
C14	28.00	90°00'00"	43.98	N45°00'00"W	39.60
C15	28.00	90°00'00"	43.98	S45°00'00"W	39.60
C16	28.00	90°00'00"	43.98	S45°00'00"E	39.60
C17	28.00	90°00'00"	43.98	N45°00'00"E	39.60
C18	472.00	5°31'22"	45.50	N02°45'42"E	45.48
C19	24.00	34°18'20"	14.37	N72°50'05"E	14.16
C20	15.00	90°00'01"	23.56	N45°00'00"W	21.21
C21	24.00	9°35'39"	4.02	S85°12'11"E	4.01
C22	472.00	2°13'17"	18.30	N06°38'01"E	18.30
C23	472.00	0°02'15"	0.31	N07°45'47"E	0.31
C24	28.00	84°52'39"	41.48	N47°33'41"W	37.79
C25	28.00	5°07'21"	2.50	S02°33'41"W	2.50
C26	28.00	84°52'39"	41.48	N47°33'41"W	37.79
C27	28.00	5°07'21"	2.50	N02°33'40"W	2.50
C28	28.00	90°00'00"	43.98	S45°00'00"W	39.60
C29	24.00	9°35'39"	4.02	S85°12'11"W	4.01



Monument Point Table		
Point #	Northing	Easting
1	10000.000	10000.000
2	12664.157	9995.208
3	15329.368	9993.059
4	12409.507	9342.254
5	12559.507	9342.254
6	13176.861	9342.254

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 ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE 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 _____

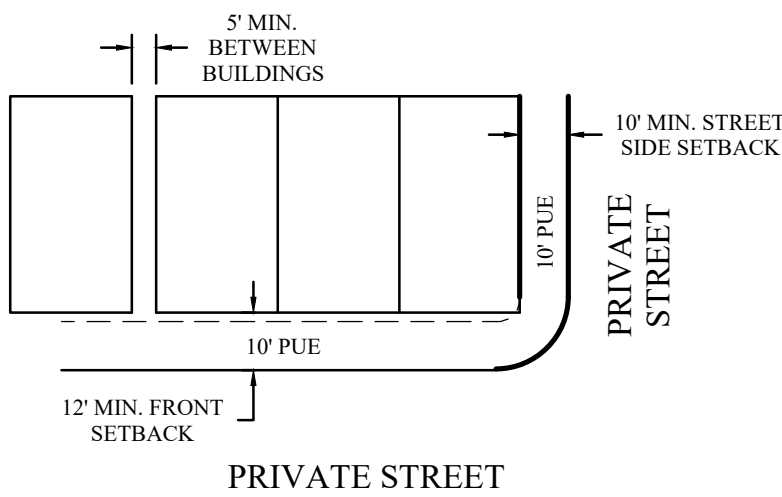
TITLE _____

UTILITIES APPROVAL

"UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP 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 PLACED WITHIN THE PUE. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PUE AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY 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"

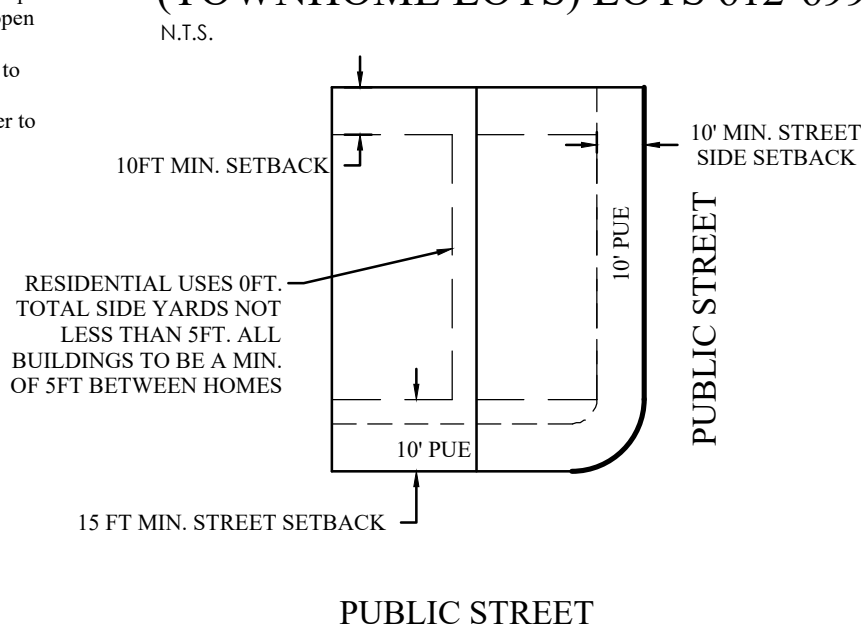
ROCKY MOUNTAIN POWER

DATE



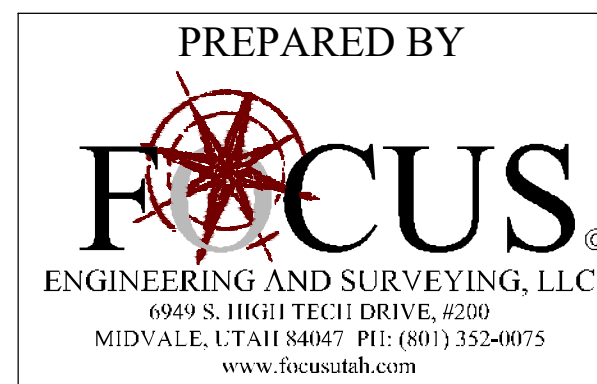
TYPICAL BUILDING SETBACKS (TOWNHOME LOTS) LOTS 612-699

N.T.S.



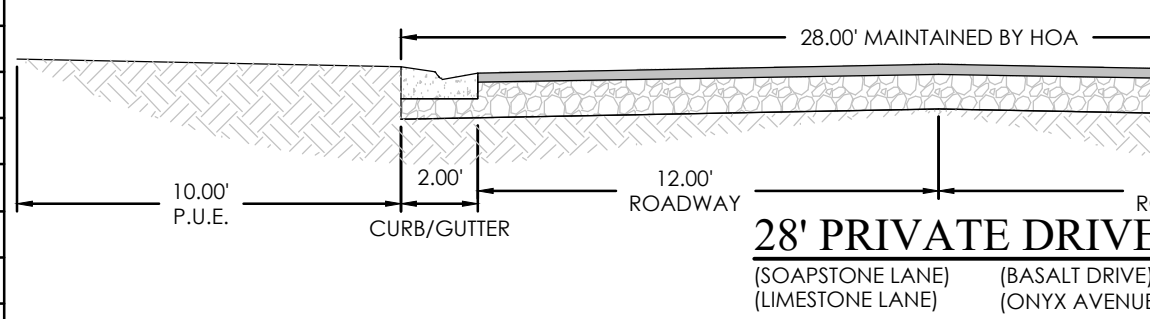
FRONT LOAD BUILDING SETBACKS (CARRIAGE LOTS) LOTS 601-611

N.T.S.

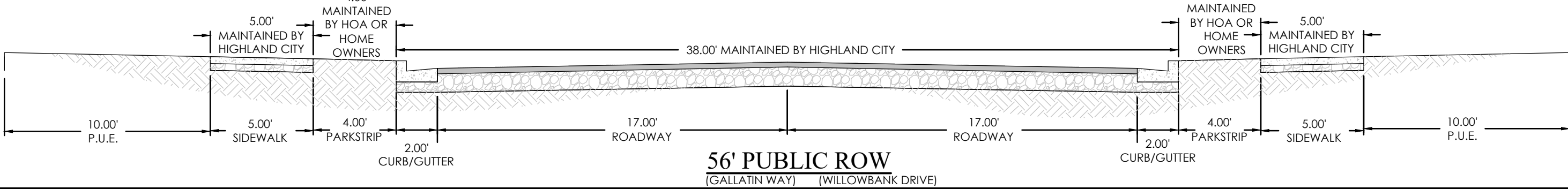


PREPARED FOR

LENNAR
111 E SEGO LILY DRIVE SUITE 150
SANDY, UTAH 84070
(801)-508-5506
CONTACT: BJ RYAN



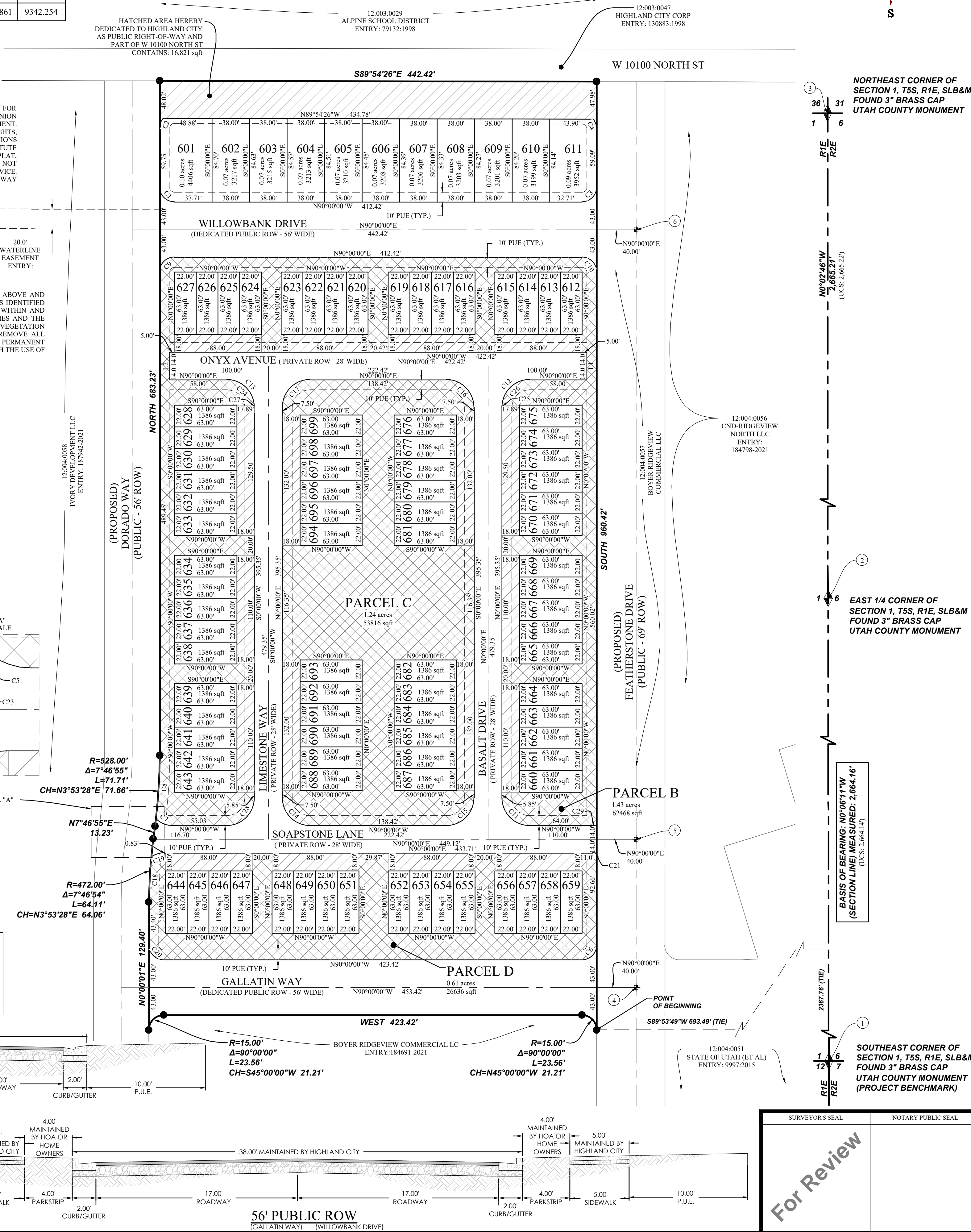
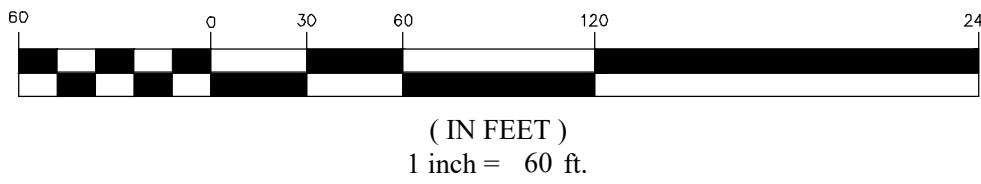
Line Table		
LINE	DIRECTION	LENGTH
L1	N00°00'00"E	28.00
L2	S00°00'00"W	28.00



RIDGEVIEW PLAT F

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

GRAPHIC SCALE



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

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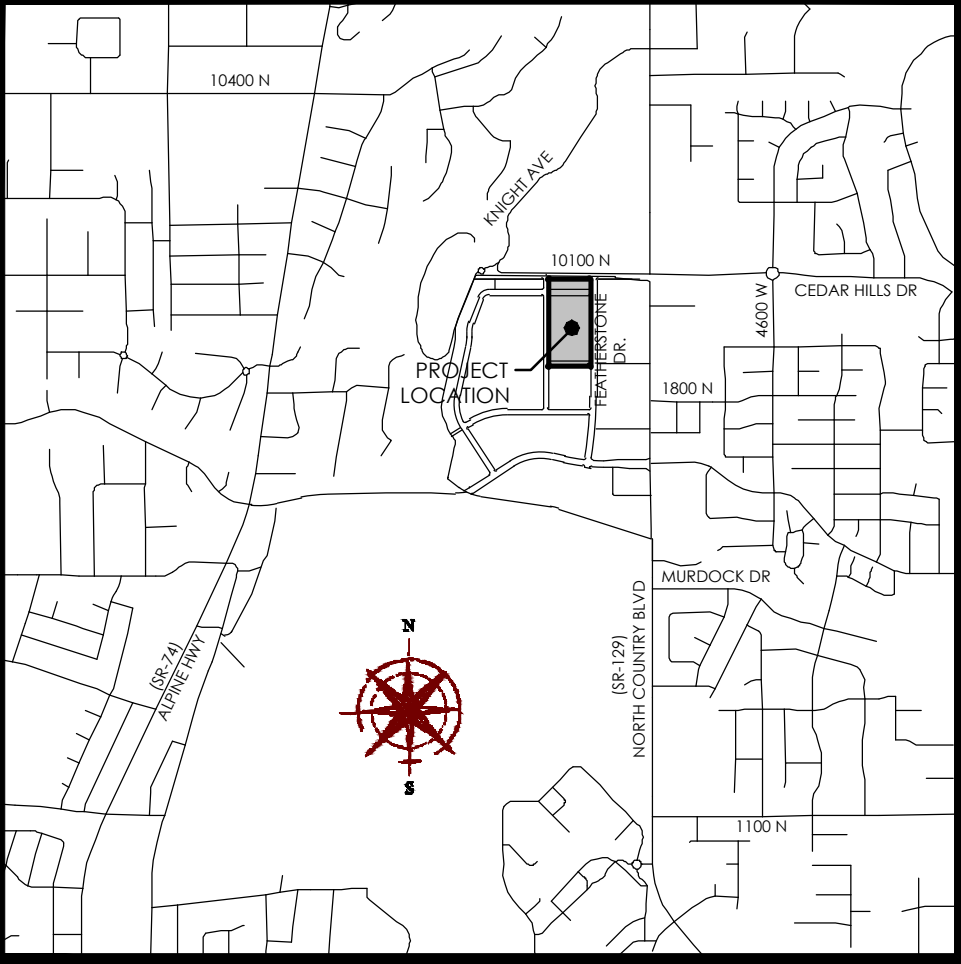
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VICINITY MAP

N.T.S

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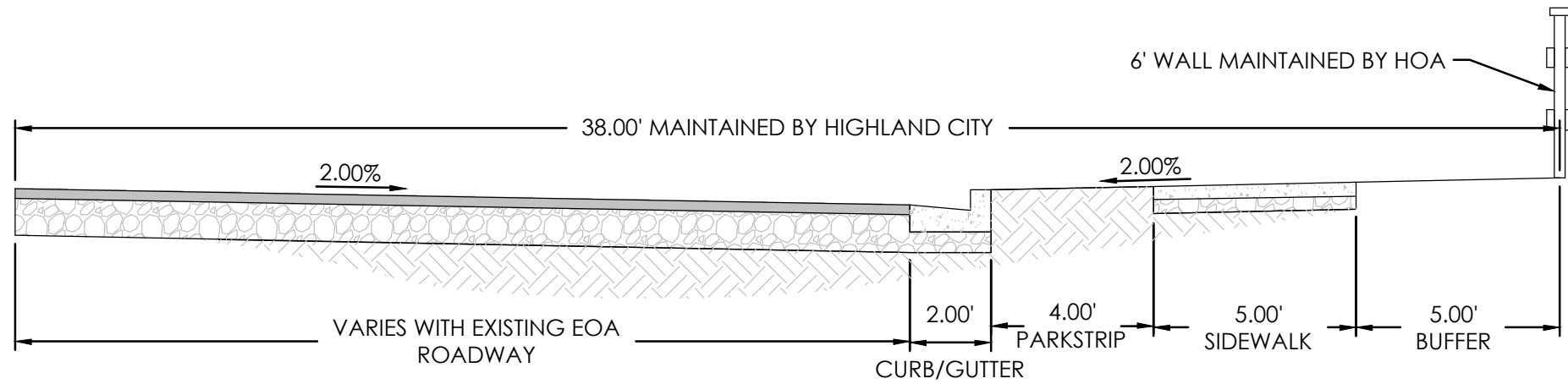
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PLANNED UNIT DEVELOPMENT
LOCATED IN THE NE1/4 AND SE1/4 OF SECTION 1, T5S, R1E,
DATUM: NAD83
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

Lot number	Address	Street
611	4912 W	Willowbank Drive
610	4916 W	Willowbank Drive
609	4918 W	Willowbank Drive
608	4924 W	Willowbank Drive
607	4932	Willowbank Drive
606	4936	Willowbank Drive
605	4944	Willowbank Drive
604	4948	Willowbank Drive
603	4954	Willowbank Drive
602	4962	Willowbank Drive
601	4968	Willowbank Drive
612	4911	Willowbank Drive
613	4913	Willowbank Drive
614	4917	Willowbank Drive
615	4919	Willowbank Drive
616	4923	Willowbank Drive
617	4927	Willowbank Drive
618	4931	Willowbank Drive
619	4933	Willowbank Drive
620	4941	Willowbank Drive
621	4943	Willowbank Drive
622	4947	Willowbank Drive
623	4951	Willowbank Drive
624	4957	Willowbank Drive
625	4961	Willowbank Drive
626	4963	Willowbank Drive
627	4967	Willowbank Drive
659	4912	Gallatin Way
658	4914	Gallatin Way
657	4916	Gallatin Way
656	4918	Gallatin Way
655	4922	Gallatin Way
654	4926	Gallatin Way
653	4932	Gallatin Way
652	4936	Gallatin Way
651	4942	Gallatin Way
650	4946	Gallatin Way
649	4948	Gallatin Way
648	4952	Gallatin Way
647	4956	Gallatin Way
646	4962	Gallatin Way
645	4966	Gallatin Way
644	4968	Gallatin Way

Lot Number	Address	Street
675	10059 N	Featherstone Drive
674	10053 N	Featherstone Drive
673	10049	Featherstone Drive
672	10043	Featherstone Drive
671	10039	Featherstone Drive
670	10033	Featherstone Drive
669	10029	Featherstone Drive
668	10027	Featherstone Drive
667	10023	Featherstone Drive
666	10021	Featherstone Drive
665	10019	Featherstone Drive
664	10011	Featherstone Drive
663	10007	Featherstone Drive
662	10001	Featherstone Drive
661	9997	Featherstone Drive
660	9991	Featherstone Drive
676	10057	Basalt Drive
677	10051	Basalt Drive
678	10047	Basalt Drive
679	10041	Basalt Drive
680	10037	Basalt Drive
681	10031	Basalt Drive
682	10017	Basalt Drive
683	10013	Basalt Drive
684	10009	Basalt Drive
685	10003	Basalt Drive
686	9999	Basalt Drive
687	9993	Basalt Drive
699	10056	Limestone Way
698	10052	Limestone Way
697	10046	Limestone Way
696	10042	Limestone Way
695	10036	Limestone Way
694	10032	Limestone Way
693	10016	Limestone Way
692	10014	Limestone Way
691	10008	Limestone Way
690	10004	Limestone Way
689	9998	Limestone Way
688	9994	Limestone Way
628	10058	Dorado Way
629	10054	Dorado Way
630	10048	Dorado Way
631	10044	Dorado Way
632	10038	Dorado Way
633	10034	Dorado Way
634	10028	Dorado Way
635	10026	Dorado Way
636	10024	Dorado Way
637	10022	Dorado Way
638	10018	Dorado Way
639	10012	Dorado Way
640	10006	Dorado Way
641	10002	Dorado Way
642	9996	Dorado Way
643	9992	Dorado Way



38' PUBLIC ROW - HALF WIDTH
(10100 NORTH)

PREPARED BY

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

PREPARED FOR

LENNAR
111 E SEGO LILY DRIVE SUITE 150
SANDY, UTAH 84070
(801)-508-5506
CONTACT: BJ RYAN

RIDGEVIEW PLAT F

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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				