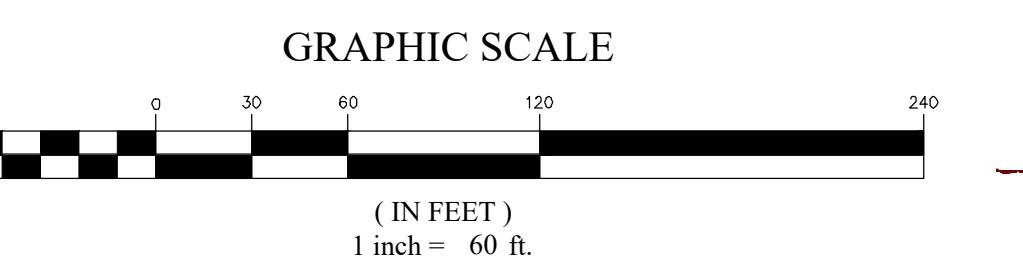


Monument Point Table		
Point #	Northing	Easting
1	10000.000	10000.000
2	12664.157	9995.208
3	15329.368	9993.059
4	12409.507	9342.254
5	12559.507	9342.254
6	13176.861	9342.254

# 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



## VICINITY MAP

N.T.S.

## NOTES

- ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALK, AND APPURTENANT PARTS THEREOF, AND THE RIGHT TO REAUGMENT 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, REGULATIONS 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.
- REBAR & CAP FOUCING 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

11. There are conditions of approval attached to this subdivision which are indicated on this plat. These conditions are the result of a land use analysis. Potential buyers should review 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 informed and documented process that may directly or indirectly affect the use of property prior to purchasing or contracting to purchase a lot.

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

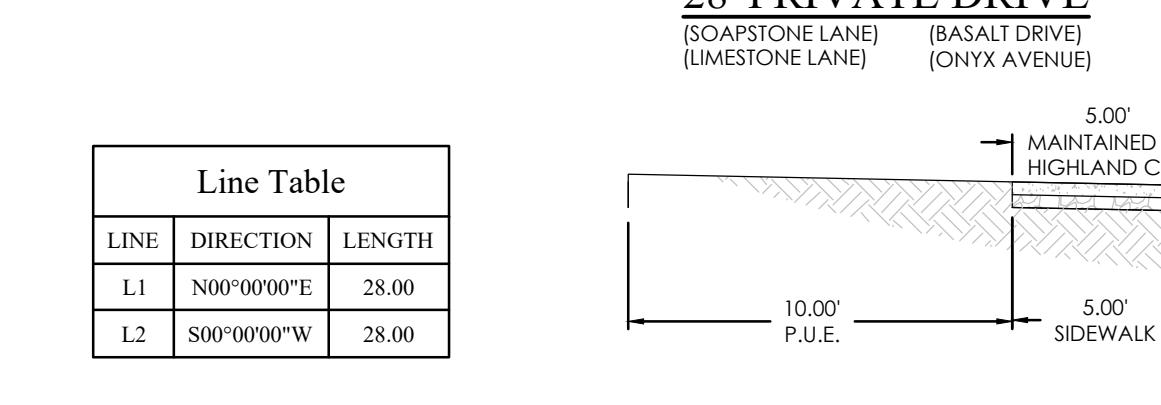
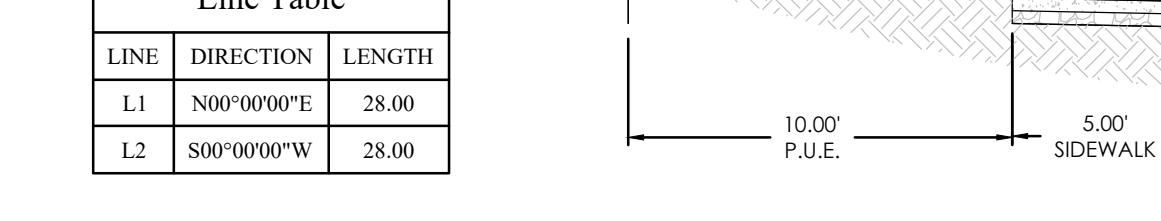
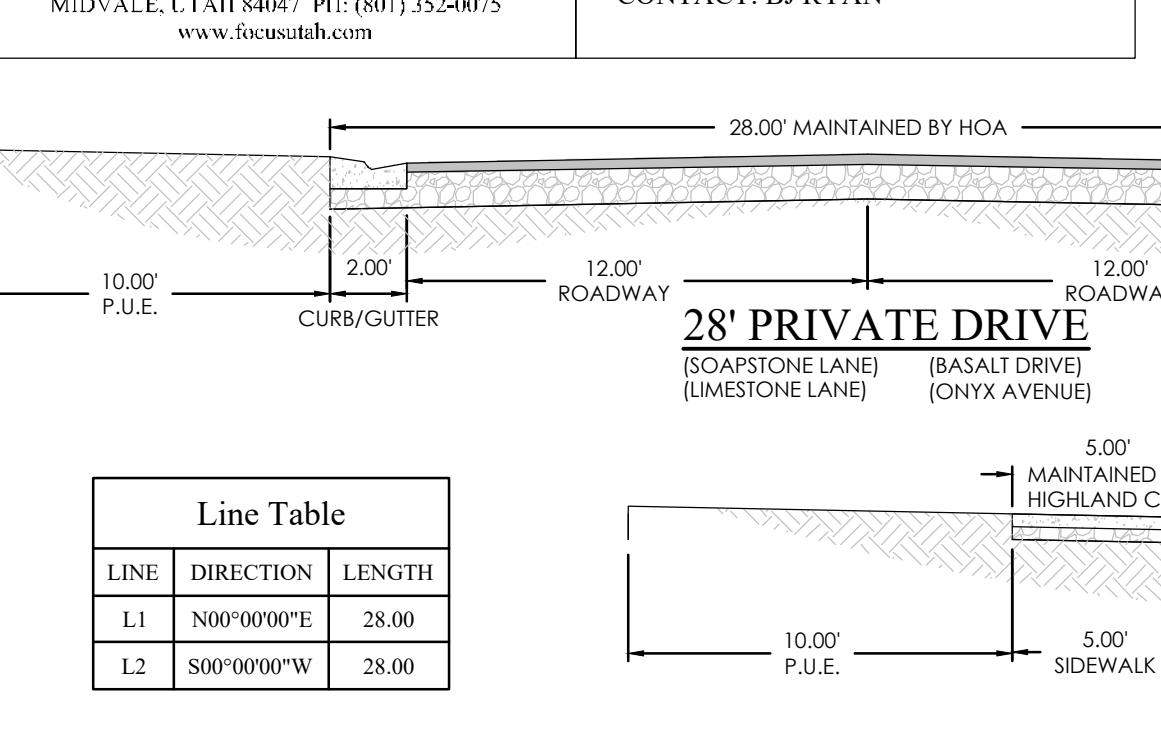
- 70% of lot and landscaping shall be installed by the homeowner within one year after receiving a certificate of occupancy.
- Landscape and construction materials of any type are not permitted upon or within the street, curb and gutter, or sidewalk (street right-of-way) which requires 75% to be landscaped.
- 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, walls are regulated by ordinance and require a retaining wall permit prior to installation.
- 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.

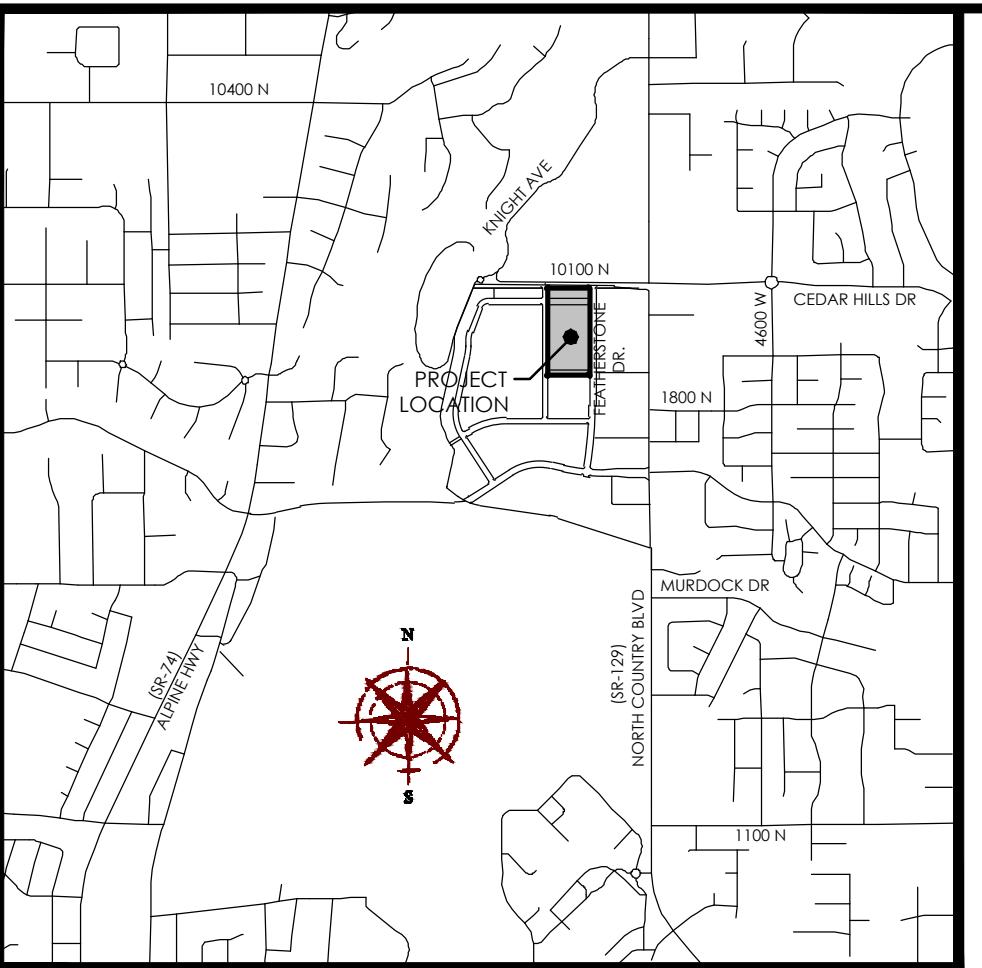
## Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°00'00" W	23.56	N45°00'00" W	21.21
C2	15.00	41°55'03" W	10.97	N20°57'31" E	10.73
C3	15.00	90°00'00" W	23.56	S45°00'00" W	21.21
C4	15.00	41°43'55" W	10.93	S20°51'57" E	10.69
C5	52.80	0°49'18" W	7.57	N07°22'16" E	7.57
C6	15.00	90°00'00" W	23.56	N45°00'00" E	21.21
C7	24.00	44°37'59" W	18.70	S67°41'00" E	18.23
C8	52.80	6°57'37" W	64.14	S03°28'49" W	64.10
C9	15.00	90°00'00" W	23.56	N45°00'00" E	21.21
C10	15.00	90°00'00" W	23.56	S45°00'00" E	21.21
C11	28.00	90°00'00" W	43.98	N45°00'00" E	39.60
C12	28.00	90°00'00" W	43.98	N45°00'00" E	39.60
C13	28.00	90°00'00" W	43.98	S45°00'00" E	39.60
C14	28.00	90°00'00" W	43.98	N45°00'00" W	39.60
C15	28.00	90°00'00" W	43.98	S45°00'00" W	39.60
C16	28.00	90°00'00" W	43.98	S45°00'00" E	39.60
C17	28.00	90°00'00" W	43.98	N45°00'00" E	39.60
C18	47.20	5°31'22" W	45.50	N02°45'42" E	45.48
C19	24.00	34°18'20" W	14.37	N72°50'50" E	14.16
C20	15.00	90°00'01" W	23.56	N45°00'00" W	21.21
C21	24.00	9°35'39" W	4.02	S85°12'11" E	4.01
C22	47.20	2°13'17" W	18.30	N06°38'01" E	18.30
C23	47.20	0°02'15" W	0.31	N07°45'47" E	0.31
C24	28.00	84°32'39" W	41.48	N47°33'41" W	37.79
C25	28.00	5°07'21" W	2.50	S02°33'41" W	2.50
C26	28.00	84°52'39" W	41.48	S47°33'41" W	37.79
C27	28.00	5°07'21" W	2.50	N02°33'40" W	2.50
C28	28.00	90°00'00" W	43.98	S45°00'00" W	39.60
C29	24.00	9°35'39" W	4.02	S85°12'11" W	4.01

PREPARED BY  
**FOCUS**  
ENGINEERING AND SURVEYING, LLC

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





### VICINITY MAP

N.T.S.

### NOTES

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

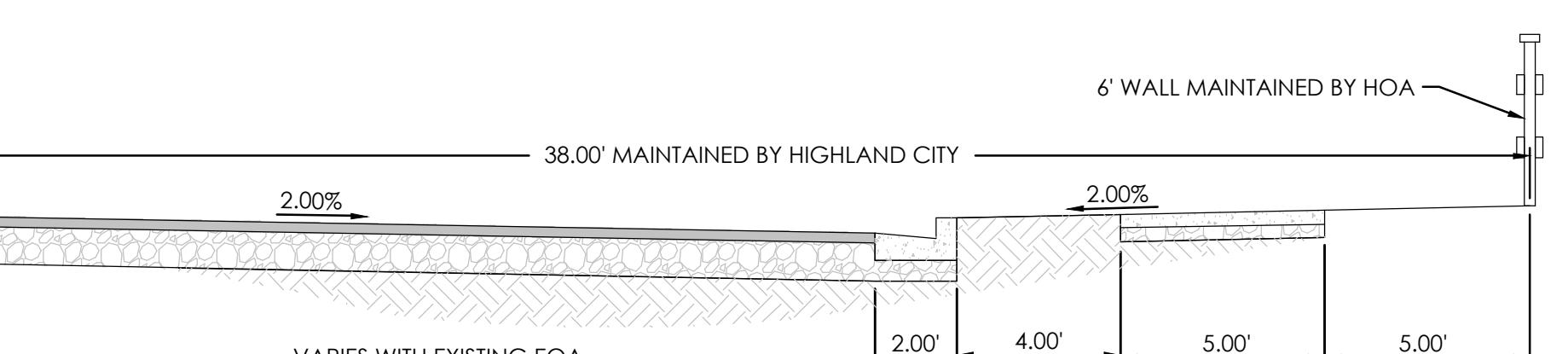
- 70% of lot and landscaping shall be installed by the homeowner within one year after receiving a certificate of occupancy.
- Landscaping and construction materials of any type are not permitted upon or within the street, curb and gutter, or sidewalk (street right-of-way) with the exception of the park 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.
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## RIDGEVIEW PLAT F

PLANNED UNIT DEVELOPMENT  
LOCATED IN THE NE1/4 AND SE1/4 OF SECTION 1, TSS, RIE,  
DATUM: NAD83

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

Lot number	Address	Street	Lot Number	Address	Street
611	4912 W	Willowbank Drive	675	10059 N	Featherstone Drive
610	4916 W	Willowbank Drive	674	10053 N	Featherstone Drive
609	4918 W	Willowbank Drive	673	10049	Featherstone Drive
608	4924 W	Willowbank Drive	672	10043	Featherstone Drive
607	4932	Willowbank Drive	671	10039	Featherstone Drive
606	4936	Willowbank Drive	670	10033	Featherstone Drive
605	4944	Willowbank Drive	669	10029	Featherstone Drive
604	4948	Willowbank Drive	668	10027	Featherstone Drive
603	4954	Willowbank Drive	667	10023	Featherstone Drive
602	4962	Willowbank Drive	666	10021	Featherstone Drive
601	4968	Willowbank Drive	665	10019	Featherstone Drive
612	4911	Willowbank Drive	664	10011	Featherstone Drive
613	4913	Willowbank Drive	663	10007	Featherstone Drive
614	4917	Willowbank Drive	662	10001	Featherstone Drive
615	4919	Willowbank Drive	661	9997	Featherstone Drive
616	4923	Willowbank Drive	660	9991	Featherstone Drive
617	4927	Willowbank Drive	676	10057	Basalt Drive
618	4931	Willowbank Drive	677	10051	Basalt Drive
619	4933	Willowbank Drive	678	10047	Basalt Drive
620	4941	Willowbank Drive	679	10041	Basalt Drive
621	4943	Willowbank Drive	680	10037	Basalt Drive
622	4947	Willowbank Drive	681	10031	Basalt Drive
623	4951	Willowbank Drive	682	10017	Basalt Drive
624	4957	Willowbank Drive	683	10013	Basalt Drive
625	4961	Willowbank Drive	684	10009	Basalt Drive
626	4963	Willowbank Drive	685	10003	Basalt Drive
627	4967	Willowbank Drive	686	9999	Basalt Drive
659	4912	Gallatin Way	687	9993	Basalt Drive
658	4914	Gallatin Way	699	10056	Limestone Way
657	4916	Gallatin Way	698	10052	Limestone Way
656	4918	Gallatin Way	697	10046	Limestone Way
655	4922	Gallatin Way	696	10042	Limestone Way
654	4926	Gallatin Way	695	10036	Limestone Way
653	4932	Gallatin Way	694	10032	Limestone Way
652	4936	Gallatin Way	693	10016	Limestone Way
651	4942	Gallatin Way	692	10014	Limestone Way
650	4946	Gallatin Way	691	10008	Limestone Way
649	4948	Gallatin Way	690	10004	Limestone Way
648	4952	Gallatin Way	689	9998	Limestone Way
647	4956	Gallatin Way	688	9994	Limestone Way
646	4962	Gallatin Way	628	10058	Dorado Way
645	4966	Gallatin Way	629	10054	Dorado Way
644	4968	Gallatin 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)

## RIDGEVIEW PLAT F

PLANNED UNIT DEVELOPMENT  
LOCATED IN THE NE1/4 AND SE1/4 OF SECTION 1, TSS, RIE,  
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				

PREPARED BY



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