



1. ALL PUBLIC UTILITY EASEMENTS PLACED 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.
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
3. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, ACTIVITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE REPAIRS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
4. #5x24 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.
5. HOMEOWNERS ASSOCIATION: THE RIDGEVIEW MASTER ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 101 S. 200 E., Suite 200, SALT LAKE CITY, UT. 84111.
6. ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL FIRE CODE REQUIREMENTS AS ADOPTED BY HIGHLAND CITY.
7. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
8. ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL BUILDING CODE REQUIREMENTS AS ADOPTED BY HIGHLAND CITY.
9. LOTS #461-466 & LOTS #451-456 CANNOT PRIVATE STORMWATER SUMP DRAINAGE FACILITIES. THE OWNERS OF THESE LOTS SHALL BE RESPONSIBLE FOR ALL DAMAGE THAT OCCURS FROM THE USE, OPERATION, MAINTENANCE, OR FAILURE OF PRIVATE DRAINAGE FACILITIES AND THE OWNERS OF THESE LOTS SHALL BE RESPONSIBLE FOR WHETHER SUCH DAMAGE OR LOSS IS WITHIN THE LOTS SHOWN HEREIN. HIGHLAND CITY SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR FROM THE STORM DRAINAGE ON THESE LOTS.

PREPARED BY

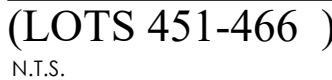
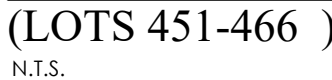


ENGINEERING AND SURVEYING, LLC

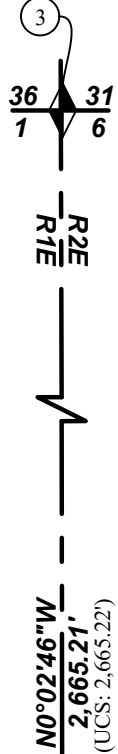
6949 S. HIGH TECH DRIVE, #200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

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 a binding zoning order through a legally binding ordinance. It is the responsibility of the buyer to 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 yards-facing 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, and on the 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 CIL. 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.



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



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

MY COMMISSION EXPIRES: _____

MY COMMISSION No. _____

A NOTARY PUBLIC COMMISSIONED IN
UTAH RESIDING IN _____ COUNTY

PRINTED FULL NAME OF NOTARY _____

337 _____ 338 _____

OF BEARING: _____
 (LINE) MEASUREMENT: _____
 (UCS, S, 6641) _____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF HIGHLAND CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND ACCEPTS THE DEDICATION OF ALL STREETS; EASEMENTS AND OTHER PARCELS OF LAND FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20____.







BA _____
 (SEC) _____
 APPROVED BY MAYOR _____
 APPROVED BY ENGINEER _____
 ATTEST _____
 CLERK-RECORDER _____

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____.

HIGHLAND CITY ATTORNEY

HIGHLAND CITY ATTORNEY

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. 20____. BY THE HIGHLAND PLANNING COMMISSION.

	DIRECTOR, COMMUNITY DEVELOPMENT	CHAIRMAN, PLANNING COMMISSION
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(PROJECT BENCHMARK)

RIDGEVIEW PLAT K
PLANNED UNIT DEVELOPMENT

VACATING AND AMENDING PARCEL C OF RIDGEVIEW PLAT B-1 PUD
LOCATED IN THE SE 1/4 OF SECTION 1, T5S, 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
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SURVEYOR'S SEAL	NOTARY PUBLIC SEAL
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PREPARED FOR
IVORY DEVELOPMENT LLC
3340 NORTH, CENTER STREET
LEHI, UTAH 84043
(801) 407-6841
CONTACT: BRAD MACKAY

Point Table		
Point #	Northing	Easting
1	10000.000	10000.000
2	12664.157	9995.208
3	15329.368	9993.059

1 of 2

Z: _2022\22-0013 Ridgeview Plat K (Ivory)\design 22-0013\dwg\sheets\C2.0 - Plat.dwg