RIDGEVIEW POD B PLAT N

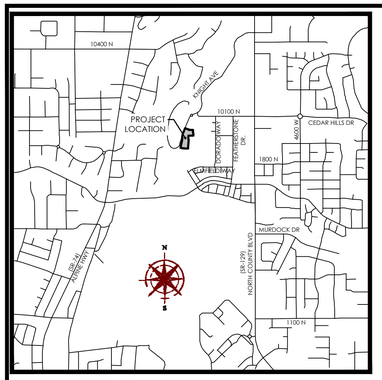
SUBDIVISION PLAT
LOCATED IN THE SE1/4 & NE1/4 OF SECTION 1, T5S, R1E,
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

GRAPHIC SCALE

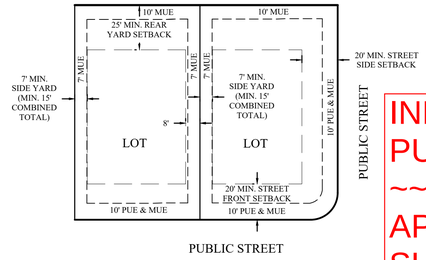
60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

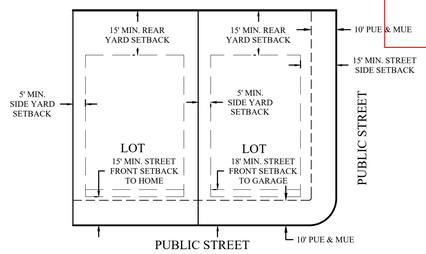
INFORMATIONAL PURPOSES ONLY
~~ NOT FINAL ~~ NOT APPROVED ~~
SUBJECT TO REVISION PRIOR TO APPROVAL



VICINITY MAP
N.T.S



TYPICAL BUILDING SETBACKS
(LOTS 516-519)
NOT TO SCALE



TYPICAL BUILDING SETBACKS
(LOTS 508-515 & 520-529)
NOT TO SCALE.

NOTES

1. 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.
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, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS 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. ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL BUILDING CODE REQUIREMENTS AS ADOPTED BY HIGHLAND CITY.
8. ALL PUBLIC RIGHT-OF-WAY TO SERVE AS MUNICIPAL UTILITY EASEMENTS IN FAVOR OF HIGHLAND CITY.

CITY REQUIRED PLAT NOTES:

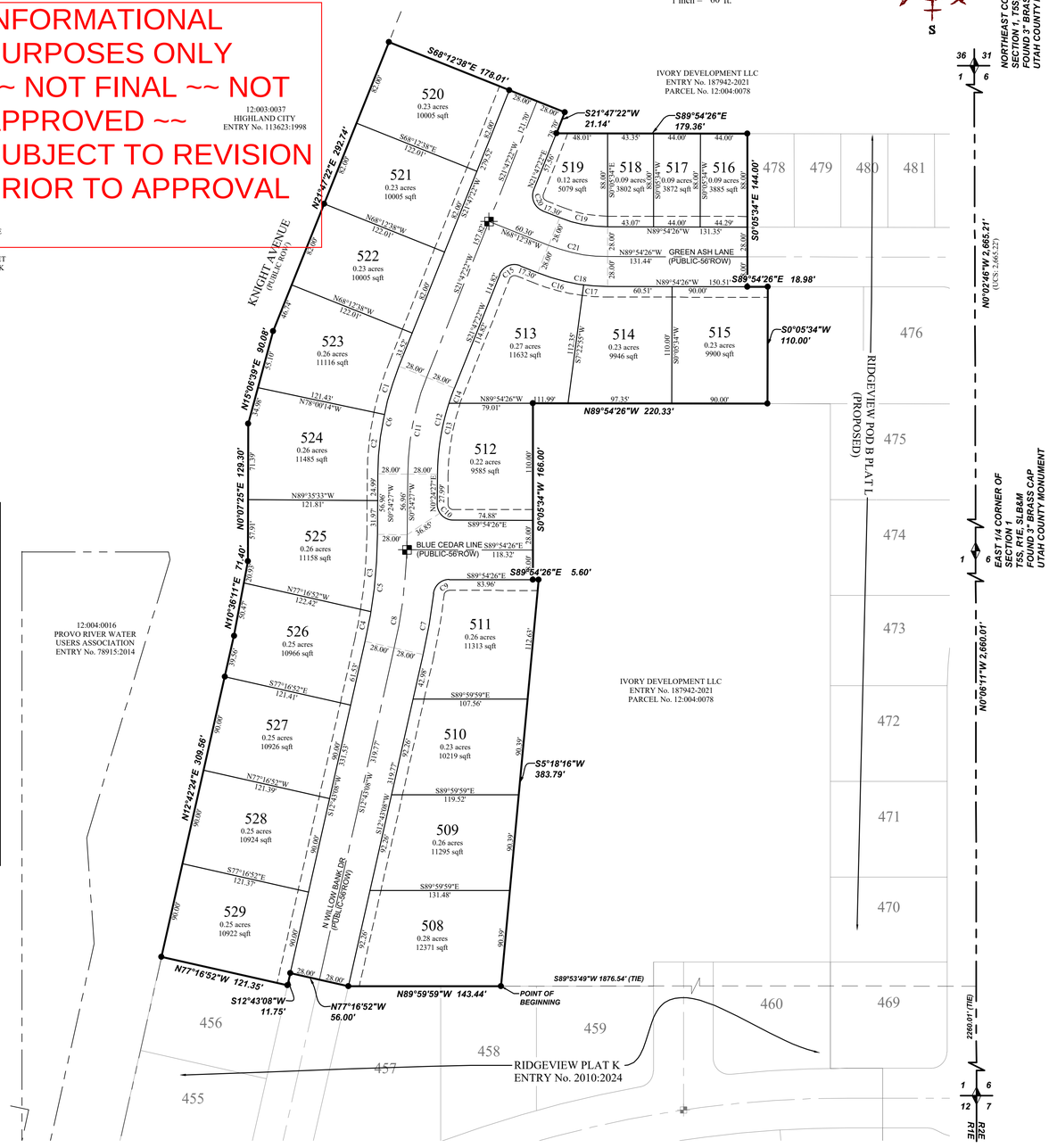
1. MUNICIPAL UTILITY EASEMENTS (M.U.E) ARE DEDICATED TO HIGHLAND CITY AND INCLUDE PERMITTED USES AS PER UTAH CODE ANNOTATED 10-9A-103(40) AND HIGHLAND CITY DEVELOPMENT CODE.
2. THE PUBLIC UTILITY EASEMENT (P.U.E), MUNICIPAL UTILITY EASEMENT (M.U.E), AND SIDEWALK EASEMENT CORRIDOR AS HEREON SHOWN SHALL INCLUDE THE RIGHT OF UTILITY PLACEMENT IN CONFORMANCE WITH HIGHLAND CITY UTILITY FRANCHISE AGREEMENTS AND STATE OF UTAH CODE GOVERNING PUBLIC UTILITY EASEMENTS. HIGHLAND CITY IS GRANTED THE RIGHT FOR CONSTRUCTION, PLACEMENT, MAINTENANCE, REPLACEMENT AND OTHER INCIDENTAL APPURTENANT PARTS THERETO FOR CITY UTILITY AND ACTIVE TRANSPORTATION FACILITIES INCLUDING STREET SIGNAGE, STREET LIGHTS, PLACEMENT OF SIDEWALKS AND OTHER FORMS OF ACTIVE TRANSPORTATION FACILITIES. EASEMENT RIGHTS DEFINED HEREON SHALL INCLUDE REASONABLE ACCESS TO THE GRANTOR'S PROPERTY FOR THE ALLOWABLE PURPOSES.
3. BUILDING SETBACKS SHOWN HEREON REPRESENT THE ZONING REGULATIONS AT THE TIME OF PLAT APPROVAL. BUILDING SETBACKS WILL BE ENFORCED BY CITY OFFICIALS AS PER THE CITY ORDINANCES AND CODES IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE.

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.

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	278.00	9°47'36"	47.52	S16°53'34"W	47.46
C2	278.00	11°35'19"	56.23	S06°12'07"W	56.13
C3	472.00	8°51'11"	72.93	S04°50'02"W	72.86
C4	472.00	3°27'30"	28.49	S10°59'23"W	28.49
C5	472.00	12°18'41"	101.42	N06°33'48"E	101.23
C6	278.00	21°22'55"	103.75	S11°05'55"W	103.14
C7	528.00	6°16'49"	57.88	N09°34'43"E	57.85
C8	500.00	12°18'41"	107.44	N06°33'48"E	107.23
C9	15.00	83°39'15"	21.90	S48°15'56"W	20.01
C10	15.00	90°18'53"	23.64	S44°44'59"E	21.27
C11	250.00	21°22'55"	93.30	S11°05'55"W	92.76
C12	222.00	21°22'55"	82.85	S11°05'55"W	82.37
C13	222.00	17°33'40"	68.04	S09°11'17"W	67.78
C14	222.00	3°49'14"	14.80	S19°52'45"W	14.80
C15	15.00	90°00'00"	23.56	S66°47'22"W	21.21
C16	178.00	14°24'27"	44.76	N75°24'52"W	44.64
C17	178.00	7°17'21"	22.64	S86°15'46"E	22.63
C18	178.00	21°41'48"	67.40	S79°03'32"E	67.00
C19	122.00	21°41'48"	46.20	S79°03'32"E	45.92
C20	15.00	90°00'00"	23.56	S23°12'38"E	21.21
C21	150.00	21°41'48"	56.80	S79°03'32"E	56.46



SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 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 a lots and streets, together with easements, to be hereafter known as RIDGEVIEW POD B PLAT N, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439

01/07/25
DATE

BOUNDARY DESCRIPTION

A part of The Southeast quarter and The Northeast quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in Highland City, Utah County, Utah, being more particularly described as follows:

Beginning at a point located along the northerly boundary line of RIDGEVIEW PLAT K, according to the official plat thereof recorded January 11, 2024, as Entry #2010:2024 in the the Utah County Recorder's Office, said point being N0°06'11"W 2260.01 feet along the Section line and S89°53'49" W 1876.54 feet from the Southeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian; running thence along said boundary plat line the following four (4) courses: (1) N 89°59'59" W 143.44 feet; (2) thence N 77°16'52" W 56.00 feet; (3) thence S 12°43'08" W 11.75 feet; (4) thence N 77°16'52" W 121.35 feet; thence N 12°42'24" E 309.56 feet; thence N 10°36'11" E 71.40 feet; thence N 00°07'25" E 129.30 feet; thence N 15°06'39" E 90.08 feet; thence N 21°47'22" E 292.74 feet; thence S 68°12'38" E 178.01 feet; thence S 21°47'22" W 21.14 feet; thence S 89°54'26" E 179.36 feet; thence S 00°05'34" E 144.00 feet; thence S 89°54'26" E 18.98 feet; thence S 00°05'34" W 110.00 feet; thence N 89°54'26" W 220.33 feet; thence S 00°05'34" W 166.00 feet; thence S 89°54'26" E 5.60 feet; thence S 05°18'16" W 383.79 feet to the point of beginning.

Containing 6.34 acres +/-.

OWNER'S DEDICATION

KNOW ALL MEN 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, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

BY:_____
(PRINTED NAME)

ITS:_____

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 ____ DAY OF _____, A.D. 20____.

APPROVED BY MAYOR

ATTEST_____

APPROVED BY ENGINEER
(SEE SEAL BELOW)

CLERK-RECORDER
(SEE SEAL BELOW)

HIGHLAND CITY ATTORNEY

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

HIGHLAND CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

DIRECTOR, COMMUNITY DEVELOPMENT

CHAIRMAN, PLANNING COMMISSION

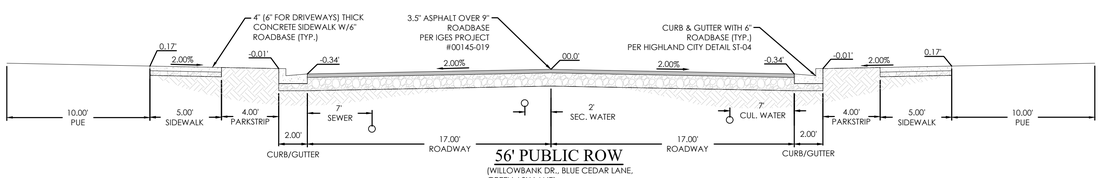
RIDGEVIEW POD B PLAT N

SUBDIVISION PLAT
LOCATED IN THE SE1/4 & NE1/4 OF SECTION 1, T5S, R1E,
SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

OWNER/DEVELOPER
IVORY DEVELOPMENT LLC
3340 NORTH, CENTER STREET
LEHI, UTAH 84043
(801) 407-6841
CONTACT: BRAD MACKAY

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS



PREPARED BY
FOCUS ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focus-cs.com

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	HIGHLAND CITY ENGINEER SEAL	HIGHLAND CITY RECORDER SEAL	COUNTY RECORDER'S SEAL
PROFESSIONAL LAND SURVEYOR No. 12554439 JUSTIN LUNDBERG STATE OF UTAH 01/07/25				

Z:_2024\24-0388 Ridgeview Plat B Phase N\design 24-0388\dwg\sheets\C2.FINAL PLAT.dwg