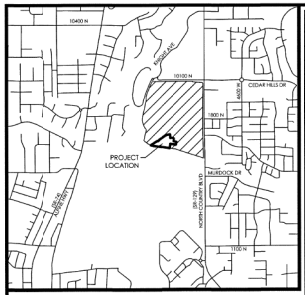


VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- STREET MONUMENT
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- COMMON AREA/OPEN SPACE

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. ALL PRIVATE ROADS AND COMMON AREAS WILL ALSO SERVE AS PUBLIC UTILITY EASEMENTS.

3. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.

4. 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.

5. NO VEHICULAR ACCESS TO CANAL BOULEVARD IS ALLOWED ALONG THE FOLLOWING LOTS : 224, 225, 226, 227, 228, 229, 230, & 231. NO VEHICULAR ACCESS TO WILLOWBANK DRIVE IS ALLOWED ALONG THE FOLLOWING LOTS: 223 & 224.

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

7. PRIVATE ROADS ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE HOA.

8. PARCELS 2A, 2B, 2C, AND 2I ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE HOA.

9. LOTS THAT SHARE DRIVEWAYS HAVE A RECIPROCAL SHARED ACCESS AND MAINTENANCE EASEMENT ACROSS DRIVEWAYS

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	228.00	3°32'03"	14.06	N79°58'44"W	14.06
C2	228.00	7°52'48"	31.36	N74°16'19"W	31.33
C3	228.00	7°52'48"	31.36	N66°23'31"W	31.33
C4	228.00	6°56'53"	27.65	N58°58'41"W	27.63
C5	228.00	6°56'53"	27.65	N52°01'48"W	27.63
C6	228.00	7°52'48"	31.36	N44°36'58"W	31.33
C7	228.00	7°43'33"	30.74	N36°48'48"W	30.72
C8	19.00	28°10'17"	9.34	N47°11'17"W	9.25
C9	19.00	19°11'22"	6.36	N70°52'06"W	6.33
C10	172.00	27°55'31"	83.83	S46°54'48"E	83.00
C11	114.00	24°09'18"	48.06	N36°31'58"E	47.71
C12	114.00	8°23'22"	16.69	N52°48'19"E	16.68
C13	416.00	1°35'52"	11.60	N57°47'56"E	11.60
C14	416.00	6°20'20"	46.02	N61°46'02"E	46.00
C15	416.00	6°20'20"	46.02	N68°06'21"E	46.00
C16	416.00	6°20'20"	46.02	N74°26'41"E	46.00
C17	416.00	6°20'20"	46.02	N80°47'01"E	46.00
C18	511.00	6°20'20"	56.53	S80°47'01"W	56.50
C19	511.00	6°20'20"	56.53	S74°26'41"W	56.50
C20	511.00	6°20'20"	56.53	S68°06'21"W	56.50
C21	511.00	6°20'20"	56.53	S61°46'02"W	56.50
C22	511.00	1°35'52"	14.25	S57°47'56"W	14.25
C23	172.00	11°31'58"	34.62	S75°58'47"E	34.56
C24	86.00	32°32'41"	48.85	S40°43'40"W	48.19
C25	388.00	1°01'07"	6.90	S57°30'33"W	6.90
C26	28.00	130°13'42"	63.64	N56°52'02"W	50.80

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C27	114.00	6°44'31"	13.41	N84°52'34"E	13.41
C28	114.00	10°36'02"	21.09	N03°47'43"W	21.06
C29	28.00	30°09'59"	14.74	N05°59'16"E	14.57
C30	28.00	51°40'51"	25.26	N46°54'41"E	24.41
C31	388.00	18°28'31"	125.11	S81°59'22"W	124.57
C32	388.00	11°12'04"	75.85	N78°21'09"E	75.73
C33	200.00	48°47'44"	170.33	S57°20'54"E	165.23
C34	200.00	16°12'05"	56.55	N73°38'43"W	56.37
C35	200.00	32°35'39"	113.77	N49°14'51"W	112.25
C36	100.00	32°32'41"	56.80	S40°43'40"W	56.04
C37	402.00	26°57'11"	189.11	S70°28'35"W	187.37
C38	402.00	9°44'35"	68.36	N61°52'18"E	68.28
C39	402.00	17°12'36"	120.75	N75°20'53"E	120.29
C40	100.00	31°30'14"	54.98	N07°30'18"W	54.29
C41	172.00	4°40'08"	14.02	S63°12'37"E	14.01
C42	172.00	4°40'08"	14.02	S67°52'45"E	14.01
C43	378.00	13°04'08"	86.22	S75°57'16"W	86.03
C45	19.00	2°58'11"	0.98	S31°32'09"E	0.98
C46	19.00	44°21'44"	14.71	S07°52'12"E	14.35
C57	228.01	48°58'51"	194.92	N57°15'19"W	189.04
C58	172.00	48°47'44"	146.48	N57°20'54"W	142.10
C62	416.00	26°57'11"	195.69	S70°28'35"W	193.89
C63	114.00	32°32'41"	64.75	S40°43'40"W	63.89
C64	28.00	51°40'51"	25.26	N46°54'41"E	24.41
C65	114.00	10°36'02"	21.09	N03°47'43"W	21.06

PLAT C
RIDGEVIEW
PLANNED UNIT DEVELOPMENT
LOCATED IN THE SE1/4 OF SECTION 1, T5S, R1E, SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

N
S

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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

FUTURE DEVELOPMENT

R=511.00' Δ=26°57'11" L=240.38' CH=N70°28'35"E 238.17'

CANAL BOULEVARD (PUBLIC ROW - VARIABLE WIDTH) ENTRY: 90453:2021

R=388.00' Δ=7°16'27" L=49.26' CH=N87°31'24"E 49.23'

S6°08'48"E 123.00'

NORTHWOOD LANE (PRIVATE - 56' ROW)

SEQUOIA CIRCLE (PUBLIC - 56' ROW)

R=19.00' Δ=47°19'55" L=15.70' CH=N9°21'17"W 15.25'

N57°00'00"E 190.34'

N56°58'45"E 56.00'

R=19.00' Δ=47°26'32" L=15.73' CH=S56°44'31"E 15.29'

PARCEL 2I 0.00 acres 58 sqft

PARCEL 2B 0.19 acres 8099 sqft

PARCEL 2C 0.19 acres 8269 sqft

STAFFORD LANE

WILLOWBANK DRIVE (PUBLIC - 56' ROW)

PARCEL 2A 0.39 acres 16874 sqft

BOYER RIDGEVIEW COMMERCIAL LC 12:004:0026 ENTRY: 174123:2020

R=639.00' Δ=1°20'04" L=14.88' CH=N57°40'02"E 14.88'

N57°00'00"E 366.8'

R=475.00' Δ=11°59'26" L=99.41' CH=N75°45'03"W 99.22'

N81°44'46"W 575.84'

S89°53'49"W 1282.88 (TIE)

S8°15'14"W 56.00'

S81°44'46"E 0.92'

S8°15'14"W 95.00'

S6°08'48"E 217.17'

BASIS OF BEARING: N0°06'11"W (SECTION LINE) MEASURED: 2,664.16' (LCS: 2,664.14')

N00°06'11"W 924.11' (TIE)

POINT OF BEGINNING

JORDAN AQUEDUCT, REACH 4 PERPETUAL PIPELINE EASEMENT 33524:1983 & 33525:1983

12:004:0018 STATE OF UTAH (ET AL) 9997:2015

SEE SHEET 2 DETAIL A
SEE SHEET 2 DETAIL B
SEE SHEET 2 DETAIL C
SEE SHEET 2 DETAIL D
SEE SHEET2 DETAIL E

Line Table		
LINE	DIRECTION	LENGTH
L1	S81°44'46"E	14.00
L2	S81°44'46"E	14.00
L3	S81°45'11"E	14.00
L4	S81°45'11"E	14.00
L5	N24°27'19"E	28.00
L6	S32°57'02"E	21.78

Monument Table		
#	NORTHING	EASTING
1	10,000.00	10,000.00
2	15,329.37	9,993.06
3	11,061.07	8,612.19
4	11,170.47	8,333.40

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 Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 cf said Code, and have subdivided said tract cf land into lots, parcels, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Evan J. Wood
Professional Land Surveyor
License No. 183395

06/02/2021
Date

BOUNDARY DESCRIPTION

A Tract of Land, located in the SE1/4 of Section 1 of Township 5 South, Range 1 East, Salt Lake Base and Meridian. Entire Tract Comprised of, all of Parcels identified by Utah County Tax Id. Numbers 12:004:0025, being more particularly described as follows:

Beginning at a point on the northerly line of a perpetual easement for the Jordan Aqueduct Reach 4 in favor of The United States of America, Department of the Interior, Bureau of Reclamation as defined in a land purchase contract, recorded at 2ntry No. 33524:1983 in the Utah County Recorder's Office, said point being N00°06'11"W 924.11 feet along the section line and S89°53'49"W 1,282.88 feet from the Southeast Corner of Section 1, Township 5 South, Range 1 East, Salt Lake Base and Meridian, and running thence along said perpetual easement line the following two (2) courses: (1) N81°44'46"W 575.86 feet; thence (2) along the arc of a curve to the right with a radius of 475.00 feet a distance of 99.41 feet through a central angle of 11°59'26" Chord: N75°45'03"W 99.22 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 639.00 feet (radius bears: N31°39'56"W) a distance of 14.88 feet through a central angle of 01°20'04" Chord: N57°40'02"E 14.88 feet; thence N57°00'00"E 266.28 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: S09°32'13"W) a distance of 15.73 feet through a central angle of 47°26'32" Chord: S56°44'31"E 15.29 feet; thence N56°58'45"E 56.00 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 19.00 feet (radius bears: N56°58'45"E) a distance of 15.70 feet through a central angle of 47°19'55" Chord: N09°21'17"W 15.25 feet; thence N57°00'00"E 190.34 feet; thence along the arc of a curve to the right with a radius of 511.00 feet a distance of 240.38 feet through a central angle of 26°57'11" Chord: N70°28'35"E 238.17 feet; thence S06°02'49"E 123.00 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 388.00 feet radius bears: S06°02'49"E) a distance of 49.26 feet through a central angle of 07°16'27" Chord: N87°35'24"E 49.23 feet; thence S14°00'32"W 217.17 feet; thence S08°15'14"W 56.00 feet; thence S81°44'46"E 0.92 feet; thence S08°15'14"W 95.00 feet to the point of beginning.

Contains: 4.38 acres+/-
31 Lots and 3 Parcels

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, PARCELS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D) THE OWNER HEREBY CONVEYS THE COMMON AREA/PRIVATE OPEN SPACE, PRIVATE DRIVEWAYS ANDROADS AS INDICATED HEREON, TO THE RIDGEVIEW MASTER ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 101 S. 200 E., Suite 200, SALT LAKE CITY, UT. 84111.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 8TH DAY OF JUNE A.D. 20 21

BOYER RIDGEVIEW COMMERCIAL, L.C., a UTAH LIMITED LIABILITY COMPANY

BY: [signature]

ITS: manager
(PRINTED NAME)
Paul D. Kelley

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Salt Lake

AVRY BYINGTON
Notary Public State of Utah
My Commission Expires on:
August 28, 2021
Comm. Number: 696614

ON THE 8th DAY OF June A.D. 20 21 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF Salt Lake, IN SAID STATE OF UTAH, Paul D. Kelley, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE Manager OF Boyer Ridgeview Commercial L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED

MY COMMISSION EXPIRES: 8/28/2021

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN DAVIS COUNTY

MY COMMISSION No. 696614

Avry Byington
PRINTED FULL NAME OF NOTARY

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 16 DAY OF June, A.D. 2020.

APPROVED BY MAYOR

APPROVED BY ENGINEER (SEE SEAL BELOW)

ATTEST: CLERK-RECORDER (SEE SEAL BELOW)

HIGHLAND CITY ATTORNEY

APPROVED AS TO FORM THIS 10TH DAY OF June, A.D. 2021

HIGHLAND CITY ATTORNEY

PLAT C
RIDGEVIEW
PLANNED UNIT DEVELOPMENT
LOCATED IN THE SE1/4 OF SECTION 1, T5S, R1E, SALT LAKE BASE & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	HIGHLAND CITY ENGINEER SEAL	HIGHLAND CITY RECORDER SEAL	COUNTY RECORDER STAMP
PROFESSIONAL LAND SURVEYOR No. 183395 EVAN J. WOOD STATE OF UTAH — 06/02/21		HIGHLAND CITY ENGINEER STATE OF UTAH	CORPORATE SEAL HIGHLAND CITY UTAH	ENT 108371:2021 Fee: $ 17731 ANDREA ALLEN UTAH COUNTY RECORDER 2021 Jun 14 4:33 PM FEE 170.00 BY SA RECORDED FOR HIGHLAND CITY

This map is provided solely for the purpose of assisting in locating the property and Cottonwood Title Insurance Agency, Inc. assumes no liability for variation, if any, with any actual survey.

OWNER/DEVELOPER
BOYER RIDGEVIEW COMMERCIAL L.C.
101 SOUTH 200 EAST, SUITE 200
SALT LAKE CITY, UTAH 84111
(801) 531-4781
CONTACT: SPENCER MOFFAT

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

1 OF 2
01/02/2020

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"

Nathan Simi — 6-9-21
ROCKY MOUNTAIN POWER — DATE

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 9 DAY OF June A.D. 2021

BY: [signature]

TITLE: Pre-Const

PLANNING COMMISSION APPROVAL

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

DIRECTOR, COMMUNITY DEVELOPMENT

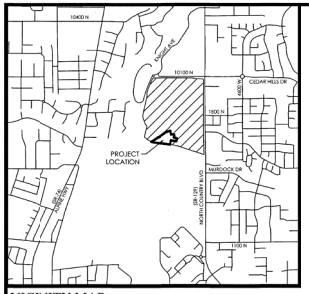
CHAIRMAN, PLANNING COMMISSION

17731
1 of 2

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

Z:\...2019\19-0471 Ridgeview POD A South\Design\19-0471\Arbe\Plats\FINAL PLAT POD A SOUTH PLAT A\C2D FINAL PLAT POD A SOUTH PLAT A 020320.dwg

TV045 Sec.1 T5S R1E SLB&M 35



VICINITY MAP
N.T.S

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- STREET MONUMENT
- SECTION MONUMENT (FOUND)
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- COMMON AREA/OPEN SPACE

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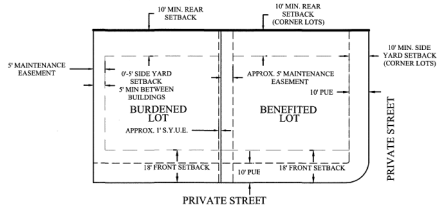
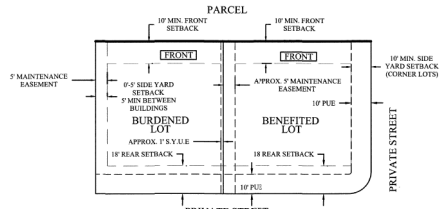
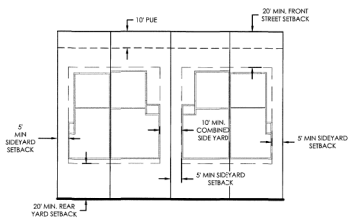
5. NO VEHICULAR ACCESS TO CANAL BOULEVARD IS ALLOWED ALONG THE FOLLOWING LOTS : 224, 225, 226, 227, 228, 229, 230, & 231. NO VEHICULAR ACCESS TO WILLOWBANK DRIVE IS ALLOWED ALONG THE FOLLOWING LOTS: 223 & 224.
6. ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL FIRE CODE REQUIREMENTS.
7. PRIVATE ROADS ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE HOA.
8. PARCELS 2A, 2B, 2C, AND 21 ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE HOA.
9. LOTS THAT SHARE DRIVEWAYS HAVE A RECIPROCAL SHARED ACCESS AND MAINTENANCE EASEMENT ACROSS DRIVEWAYS



TYPICAL FRONT LOAD SINGLE FAMILY BUILDING SETBACKS LOTS 224-231



TYPICAL REAR LOAD SINGLE FAMILY BUILDING SETBACKS LOTS 217-223



TYPICAL PAIRED HOME SETBACKS LOTS 201-216

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

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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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 BURDENDED 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, PLACE PERSONALLY UPON, AND CONSTRUCT AND MAINTAIN FENCES 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 LOTS, IS MAINTAINED IN THE USE EASEMENT AREA, AS ORIGINALLY INSTALLED (I.E. SOD, GRAVEL, ETC.) BY THE MAINTENANCE OWNER; (X) 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; (XI) 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 ANY 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, INVITEES 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 PERMITTEE'S 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 PERMITTEE'S 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.

DRIVEWAY ACCESS EASEMENT

OWNER HEREBY GRANTS AND DEDICATES TO OWNERS OF THE LOTS ABUTTING THE COMMON BOUNDARY LINE BETWEEN TWO LOTS AS DEPICTED HEREON ("SHARING OWNERS") AND THEIR TENANTS, OCCUPANTS, INVITEES, LICENSEES AND GUESTS ("PERMITTEES"), A PERPETUAL, NON-EXCLUSIVE RECIPROCAL DRIVEWAY ACCESS EASEMENT FOR REASONABLE ACCESS, INGRESS AND EGRESS OVER THE DRIVEWAY OF EACH LOT, TO PROVIDE FOR THE PASSAGE OF MOTOR VEHICLES AND PEDESTRIANS BETWEEN ALL PORTIONS OF THE DRIVEWAY AND TO AND FROM THE STREET OR RIGHT-OF-WAY ABUTTING AND FURNISHING LEGAL ACCESS TO THE LOTS, SUBJECT TO THE FOLLOWING:

A. EACH OWNER GRANTS AN ENCROACHMENT EASEMENT FOR IMPROVEMENTS FOR THE BENEFIT OF AND AS AN APPURTENANCE TO EACH LOT, TO THE SHARING OWNERS AND THEIR PERMITTEES, WHICH EASEMENT MAY ENCROACH BY NO MORE THAN ONE FOOT (1') INTO OR UPON ANOTHER SHARING OWNER'S LOT.

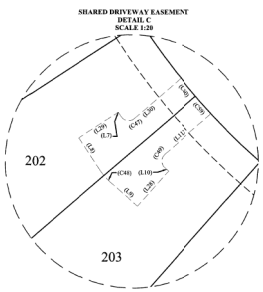
B. EACH SHARING OWNER SHALL, AT ITS SOLE COST, OPERATE AND MAINTAIN OR CAUSE TO BE OPERATED AND MAINTAINED THE DRIVEWAY LOCATED ON ITS LOT IN A REASONABLE CONDITION AND AT ALL TIMES SHALL CAUSE THE DRIVEWAY TO REMAIN OPEN, PAVED AND FREE OF OBSTRUCTIONS SO AS TO PERMIT VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS. MAINTENANCE SHALL INCLUDE, WITHOUT LIMITATION: (I) MAINTAINING AND REPAIRING, AND SNOW REMOVAL FROM, ALL SIDEWALKS AND THE SURFACE OF THE DRIVEWAY AREAS; (II) REMOVING ALL PAPERS, DEBRIS AND OTHER REFUSE FROM AND PERIODICALLY SWEEPING ALL DRIVEWAY AREAS TO THE EXTENT NECESSARY TO MAINTAIN THE SAME IN A CLEAN AND ORDERLY CONDITION; (III) MAINTAINING APPROPRIATE LIGHTING FIXTURES FOR THE DRIVEWAYS; (IV) MAINTAINING LANDSCAPING ADJACENT TO THE DRIVEWAY IN A CLEAN AND SIGHTLY CONDITION; AND (V) PERFORMING ANY AND ALL SUCH OTHER DUTIES AS ARE NECESSARY TO MAINTAIN SUCH DRIVEWAY IN A REASONABLE CONDITION. ONCE CONSTRUCTED, IN THE EVENT OF ANY DESTRUCTION TO OR DAMAGE OF ALL OR A PORTION OF THE DRIVEWAY ON ANY LOT, THE OWNER OF SUCH LOT SHALL, AT ITS SOLE COST AND EXPENSE, WITH DUE DILIGENCE, REPAIR, RESTORE AND REBUILD SUCH DRIVEWAY TO ITS CONDITION PRIOR TO DAMAGE OR DESTRUCTION. IF AN OWNER BREACHES THIS SECTION AND FAILS TO CURE ITS BREACH WITHIN THIRTY (30) DAYS FOLLOWING WRITTEN NOTICE THEREOF FROM THE OTHER SHARING OWNER (UNLESS, WITH RESPECT TO ANY SUCH BREACH THE NATURE OF WHICH CANNOT REASONABLY BE CURED WITHIN SUCH THIRTY (30) DAY PERIOD, THE DEFAULTING OWNER COMMENCES SUCH CURE WITHIN SUCH THIRTY (30) DAY PERIOD AND THEREAFTER DILIGENTLY PROSECUTES SUCH CURE TO COMPLETION AND SUBSEQUENTLY CURES THE DEFAULT WITHIN A REASONABLE PERIOD OF TIME, NOT TO EXCEED NINETY (90) DAYS AFTER WRITTEN NOTICE THEREOF), THE NON-DEFAULTING SHARING OWNER SHALL HAVE THE RIGHT TO PERFORM SUCH OBLIGATION ON BEHALF OF SUCH DEFAULTING OWNER AND BE REIMBURSED BY SUCH DEFAULTING OWNER UPON DEMAND FOR THE REASONABLE COSTS THEREOF TOGETHER WITH A TWELVE PERCENT (12%) INTEREST. NOTWITHSTANDING THE FOREGOING TO THE CONTRARY, IF THE NATURE OF THE BREACH OF THIS SECTION PRESENTS AN IMMEDIATE RISK OF DAMAGE TO PROPERTY, INJURY TO PERSONS, OBSTRUCTION OR BLOCKAGE OF ACCESS, THE PRIOR NOTICE REQUIREMENT OF THIS SECTION SHALL NOT APPLY, AND SUCH NON-DEFAULTING OWNER SHALL BE AUTHORIZED TO TAKE IMMEDIATE STEPS TO MINIMIZE OR ELIMINATE SUCH RISK, AND BE REIMBURSED FOR THE REASONABLE COSTS THEREOF AS AFORESAID. IN SUCH EVENT, NOTICE OF SUCH ACTION SHALL BE GIVEN TO THE DEFAULTING SHARING OWNER AS SOON AS REASONABLY PRACTICABLE UNDER THE CIRCUMSTANCES.

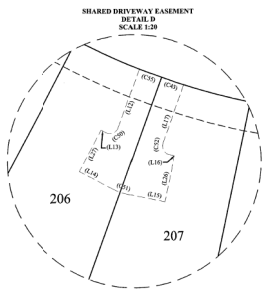
C. EACH SHARING OWNER SHALL HAVE AN EASEMENT TO ENTER UPON A LOT FOR THE PURPOSE OF PERFORMING ANY OBLIGATION WHICH THE OTHER SHARING OWNER IS REQUIRED TO PERFORM PURSUANT TO (B) ABOVE, BUT FAILS OR REFUSES TO PERFORM WITHIN THE APPLICABLE TIME PERIOD PROVIDED IN (B) ABOVE.

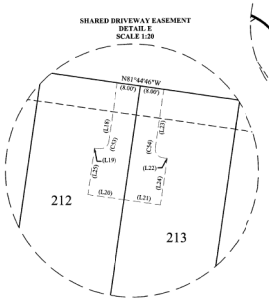
D. EACH SHARING OWNER HAVING RIGHTS WITH RESPECT TO AN EASEMENT OR A DRIVEWAY HEREUNDER ("INDEMNIFYING OWNER") SHALL INDEMNIFY, DEFEND AND HOLD THE APPLICABLE SHARING OWNER WHOSE LOT IS SUBJECT TO THE EASEMENT OR CONTAINS THE DRIVEWAY ("INDEMNITEE") HARMLESS FOR, FROM AND AGAINST ALL CLAIMS, LIABILITIES, AND EXPENSES (INCLUDING REASONABLE ATTORNEYS' FEES) RELATING TO: (I) ACCIDENTS, INJURIES, LOSS, OR DAMAGE OF OR TO ANY PERSON OR PROPERTY ARISING FROM OR IN ANY MANNER RELATING TO THE USE BY THE INDEMNIFYING OWNER OR ITS PERMITTEES OF ANY EASEMENT OR OTHER DRIVEWAY; (II) EXERCISE OF ANY REMEDY EXCEPT AS MAY RESULT FROM THE GROSS NEGLIGENCE OR INTENTIONAL MISCONDUCT OF THE INDEMNITEE WHOSE LOT IS SUBJECT TO THE EASEMENT OR CONTAINS THE DRIVEWAY OR ITS PERMITTEES; (III) ACTUAL OR ASSERTED MECHANICS' LIENS WITH RESPECT TO AN EASEMENT OR A LOT OWNED BY AN INDEMNITEE FOR WORK PERFORMED, MATERIALS OR SUPPLIES FURNISHED AT THE REQUEST OF THE INDEMNIFYING OWNER; (IV) THE INDEMNIFYING OWNER'S FAILURE TO COMPLY WITH ALL LAWS, RULES, REGULATIONS AND REQUIREMENTS OF ALL PUBLIC AUTHORITIES APPLICABLE TO THE USE OF THE EASEMENT; AND/OR (V) THE INDEMNIFYING OWNER'S FAILURE TO MATERIALLY COMPLY WITH THE PROVISIONS HEREIN.

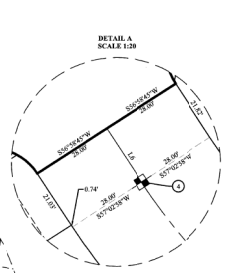
Line Table		
LINE	BIRECTION	LENGTH
(L7)	S33°00'00"E	1.79
(L8)	S33°00'00"E	13.20
(L9)	N48°33'22"W	12.26
(L10)	N48°33'22"W	1.74
(L11)	S49°19'25"E	21.15
(L12)	S19°40'05"E	21.15
(L13)	S62°27'07"E	1.74
(L14)	S62°27'07"E	12.71
(L15)	S78°12'43"W	12.71
(L16)	S78°12'43"W	1.74
(L17)	S19°40'05"E	21.15
(L18)	S08°15'14"W	20.17
(L19)	S81°44'46"E	1.50
(L20)	S81°44'46"E	12.50
(L21)	S81°44'46"W	12.50
(L22)	S81°44'46"W	1.50
(L23)	S08°15'14"W	20.17
(L24)	S08°15'14"W	16.00
(L25)	S08°15'14"E	16.00
(L26)	S11°47'17"W	16.00
(L27)	N27°32'53"E	16.00
(L28)	S41°26'38"E	16.00
(L29)	S57°00'00"E	16.00
(L30)	S49°19'25"E	21.07

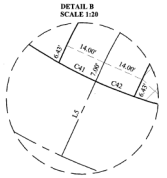
Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C43)	228.00	2°00'39"	8.00	N71°20'14"W	8.00
(C47)	3.00	97°40'35"	5.11	S81°50'17"E	4.52
(C48)	20.00	15°33'22"	5.43	S40°46'41"E	5.41
(C49)	3.00	97°52'48"	5.12	S00°23'02"W	4.52
(C50)	3.00	97°52'48"	5.12	N68°36'29"E	4.52
(C51)	20.00	15°45'35"	5.50	S70°19'55"E	5.48
(C52)	3.00	97°52'48"	5.12	S29°16'19"E	4.52
(C53)	3.00	90°00'00"	4.71	N53°15'14"E	4.24
(C54)	3.00	90°00'00"	4.71	S36°44'46"E	4.24
(C55)	228.00	2°00'39"	8.00	N69°19'36"W	8.00
(C59)	228.00	2°00'39"	8.00	N41°40'54"W	8.00
(C60)	228.00	2°00'39"	8.00	N39°40'15"W	8.00











17731 2of 2

PLAT C
RIDGEVIEW
PLANNED UNIT DEVELOPMENT
LOCATED IN THE SE1/4 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	COUNTY RECORDER STAMP
PROFESSIONAL LAND SURVEYOR No. 183395 EVAN J. WOOD STATE OF UTAH		HIGHLAND CITY ENGINEER STATE OF UTAH	CORPORATE SEAL HIGHLAND CITY	ENT 108371:2021 Fee $ 17731 ANDREA ALLEN UTAH COUNTY RECORDER 2021 Jun 14 4:33 pm FEE $70.00 BY SA RECORDED FOR HIGHLAND CITY

OWNER/DEVELOPER
BOYER RIDGEVIEW COMMERCIAL L.C.
101 SOUTH 200 EAST, SUITE 200
SALT LAKE CITY, UTAH 84111
(801) 521-4781
CONTACT: SPENCER MOFFAT

PREPARED BY
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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

2 OF 2
01/02/2020

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