

VICINITY MAP

LEGEND

— BUILDING SETBACK SECTION MONUMENT (FOUND) BOUNDARY MARKERS

. 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

S. NO VEHICULAR ACCESS TO CANAL BOULEVARD IS ALLOWED ALONG THE FOLLOWING LOTS: 232, 233, 234, 235, 234, 238, 239, 240, AND 241. NO VEHICULAR ACCESS TO FEATHERSTONE DRIVE IS ALLOWED ALONG THE FOLLOWING LOTS: 260, 261, 262, 263, 264, AND

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 2D, 2E, 2F, 2G, AND 2H ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE HOA.

9. LOTS THAT SHARE DRIVEWAYS HAVE A RECIPROCAL SHARED

OWNER/DEVELOPER OYER RIDGEVIEW COMMERCIAL L.C 91 SOUTH 200 EAST, SUITE 200 ALT LAKE CITY, UTAH 84111 01) 521-4781 ONTACT: SPENCER MOFFAT



2 OF 2 01/02/2020

PLAT D **RIDGEVIEW**

PLANNED UNIT DEVELOPMENT

SALT LAKE BASE & MERIDIAN HIGHLAND CITY, UTAH COUNTY, UTAH SIDE YARD USE EASEMENT NOTE SIDE YARD USE EASEMENTS AND MAINTENANCE EASEMENTS ARE HEREBY GRANTED

SIDE YARD USE EASEMENTS ARE HERBY GRANTED ASS EPERCED REPRESENT OF VARIABLE WIDTH OVER A BURDENED LOCATED AS DEPRCED REPRESENT OF VARIABLE WIDTH OVER A BURDENED LOT LOCATED BETWEEN THE REPORTEY! LINES HARRED WITH THE APPLICABLE BENEFITED LOT (THE PROPERTY LINE) AND A LINE BUNNING APPROXIMATELY PARALLEL. TO THE PROPERTY LINE THE PLAN DELIVER HER MURDENED LOT, AND UNDAW WINCH THE NAMES IS EXTERIOR WALL OF THE RESIDENCE SITUATED ON THE BURDENED LOT LOCATED (VICE RESIDENCE THAT AND ALL THE ASSOCIATED AND THE BURDENED LOT LOCATED) (VICE RESIDENCE THAT AND ALL THE BURDENED LOT THE BU

"MAINTENANCE EASEMENT" IS AN EASEMENT OF VARIABLE WIDTH SITUATED BETWEEN THE PROPERTY LINE AND A LINE RUNNING PARALLEL TO THE PROPERTY LINE INFERLIGHT OF THE PROPERTY EXPERIENCE AND UPON WHICH THE INEAREST 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 SYULS (SGANTED TO THE APPLICABLE USE OWNER FOR THE PRIPOSO OF PROVIDING THE USE OWNER THE REIGHT AND OBLIGATION TO COCUMY, MAINTAIN (I.E. MOW), TIME, ITCL, USE, ENDY, ITALE PRISONALLY UPON, AND COMMENTAL OF THE PRIPOSONAL PROVIDED THE STATE OF THE PRISONAL PROVIDED THE STATE OF THE PRISONAL PROVIDED THE STATE OF A NON-EXCLUSIVE SYUE IS GRANTED TO THE APPLICABLE USE OWNER FOR THE VIDING THE USE OWNER THE RIGHT AND OBLIGATION TO OCCUPY CONDITIONS AND RESTRECTIONS APPLICABLE TO THE LOTS. IS MAINTAINED IN THE USE EASEMENT AREA, AS ORIGINALLY INSTALLE DUE SO, OR, GAVELE, ETC., BY THE MAINTENANCE OWNER, OJ THE USE OWNER SHALL ENSURE THAT ANY LANDSCAPING, DARMANGE, AND REGIGATION SYSTEMS WHITEN THE USE EASEMENT AREA ARE INSTALLED AND MAINTAINED BY SICH IN OWNER THE STREET OF THE AREA ARE INSTALLED AND MAINTAINED BY SICH IN OWNER THE DEBY OF THE OWNER OF THE OWNER OF THE OWNER OWNER OF THE OWNER OWNER

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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

AND ASSESSMENTS RELATED TO THE BURDENEED LOT, INCLUDING THE USE
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DRIVEWAY ACCESS EASEMENT

OWNER HEREBY GRANTS AND DEDICATES TO OWNERS OF THE LOTS ABUTTING THE OWNER HEREBY GRANTS AND DEDICATES TO OWNERS OF THE LOTS ABUTTHEN THE COMMON BOUNDARY LINE BETWEEN TWO LOTS AS DEPICTED HERBOY SHARDWING OWNERS, AND THESE ALCOHOLOGY, AND THE STANDS, OCCUPANTS, NITTERS, LICENSEN AND ALCOHOLOGY, AND THE STANDS AND ALCOHOLOGY, AND ALCOHOLOGY,

A.EACH OWNER GRANTS AN ENCROACHMENT EASEMENT FOR IMPROVEMENTS FOR THE BERNEFIT 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

B EACH SHARMO 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 ORES, NAVED AND PREE OF GOISTRUCTIONS SO AS TO MAINTENANCE SHALL INCLIDE, WITHOUT LIMITATION, ID MAINTENANCE SHALL INCLIDE, WITHOUT LIMITATION, ID MAINTENANCE SHALL INCLIDE, MORNING ALL DRIVEWAY AREAS, (IN DROWNING ALL PREES, DERIES AND DIESENDATE FROM AND PERIODICALLY SWEEPING ALL DRIVEWAY AREAS TO THE SERVENT NECESSARY TO MAINTAIN THE SAME TO A CLEAN AND ORDERLY.

Line Table		
LINE	DIRECTION	LENGTH
(L8)	S08°15'14"W	20.17
(L9)	S81°44'46"E	1.50
(L10)	S81*44'46*E	12.50
(LII)	N81°44'46"W	12.50
(L12)	N81°44'46"W	1.50
(L13)	S08*15'14"W	20.17
(L14)	N10°24'36"E	20.10
(L15)	S81°44'46"E	3.58
(L16)	S81°44'46"E	20.00
(L17)	N76°01'55"W	6.49
(L18)	N76°01'55"W	4.78
(L19)	N10°24'36"E	19.64
(L20)	N18"03"13"E	20.17
(L21)	S71°56'47"E	1.50
(L22)	S71°56'47"E	12.50
(L23)	N71°56'47*W	12.50
(L24)	N71°56'47"W	1.50
(L25)	S18°03'13"W	19.79
(L26)	N13*58*05*E	16.00
(L27)	S08*15'14"W	16.00
(L28)	N08°15'14"E	16.00
(L29)	S08°15'14"W	16.00
(1.30)	N18*63*13*F	16.00
(L31)	S18°03'13*W	16.00

CONDITION, (III) MAINTAINING APPROPRIATE LIGHTING FIXTURES FOR THE DRIVEWAYS, (IV) MAINTAINING LANGECAPING ADJACEST TO THE DRIVEWAY.

SUCH OTHER DUTIES AS ARE NECESSARY TO MAINTAIN SUCH DRIVEWAY IN.

SUCH OTHER DUTIES AS ARE NECESSARY TO MAINTAIN SUCH DRIVEWAY IN A

SUCH DUTIES AS ARE NECESSARY TO MAINTAIN SUCH DRIVEWAY IN A

ANY LOT, THE OWNER OF SUCH LOT SHALL AT ITS SOLE COST AND EXPENSE,

WITH DUE DILLOGENCE, EPEAR, RESTORS AND ERREIDES AND EXPENSE,

WITH DUE DILLOGENCE, EPEAR, RESTORS AND ERREIDES AND EXPENSE,

OULLOWING WITH THE NOTICE THEREOF FROM THE ORDER BRIANCH OWNER

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(INLESS, WITH RESPECT TO ANY SUCH BREACH THE NATURE OF WHICH

EVANOT REASONAMY HE CURBE WITHIN SUCH BIRDY OF DAY PRODUCE

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LANGE THE ROOM OF THE SUCH BOARD OWNER SHALL HAVE THE BERDY OF THE SUCH CURBE TO

COMPLETION AND SHERSQUENTLY CURBE THE DEFAULT WITHIN A

WRITTEN NOTICE THEREOF, THE NON-DEFAULTING SHARMO GOWERS SHALL

HAVE THE BERDY (1/9) PATEBLES, TOWNTHISTANDING THE FOREOMO TO

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THE SUCH BREACH (1/9) PATEBLES THE THE SYSTEM OWNER SHALL

SOURCES, THE PRODUCE OF LAKE MADE HAVE THE STEPS TO MAINTENEN OF HE FAULTHOUSE FIRE HAVE THE SECON OF THE SECTION SHALL BOY APPLY, AND SUCH BOOMER SHALL HOW A PROVINCE OF THE SECTION SHALL BOY AND SHALL BOY APPLY, AND SUCH BOOMER SHALL HOW A PROVINCE OF SUCH ACTION SHALL BOY GROWER SHALL

UNDER THE CHECANDIANCES.

GRAPHIC SCALE

(IN FEET)

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

DEACH SHARING OWNER HAVING RIGHTS WITH RESPECT TO AN EASEMENT OR A DRIVEWAY. HEREKUNDER, "CINDEMURITYER," OWNERS". SHALL INDEMNITY TO THE EASEMENT OR CONTRACT HEREKUNDER, "CINDEMURITYER," OF THE EASEMENT OF CONTRACT HEREKUNDER, "CINDEMURITYER," AND EXPENSE FOR, FROM AND ACARDY ALL CLAIMS, LABILITIES, AND EXPENSE FOR, FROM AND ACARDY ALL CLAIMS, LABILITIES, AND EXPENSE FOR THE CONTRACT HAVE ALL CLAIMS, LABILITIES, AND EXPENSE FOR THE CONTRACT HAVE ALL CLAIMS, LABILITIES, AND EXPENSE FOR THE CONTRACT HAVE ALL CLAIMS, LABILITIES, AND EXPENSE FOR THE CONTRACT HAVE ALL CLAIMS, LABILITIES, AND EXPENSE FOR THE CONTRACT HAVE ALL CLAIMS, LABILITIES, AND EXPENSE FOR THE CONTRACT HAVE ALL CLAIMS, LABILITIES, AND EXPENSE FOR THE CONTRACT HAVE ALL CLAIMS, AND ALL CLAIMS, AND

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PLAT D RIDGEVIEW

PLANNED UNIT DEVELOPMENT LOCATED IN THE SEI/4 OF SECTION 1, TSS, RIE, SALT LAKE BASE & MERIDIAN HIGHLAND CITY, UTAH COUNTY, UTAH



CITY ENGINEER

EIT 108372:2021 http://times.com/ ANDREA ALLEN UTAH COUNTY RECORDER 2021 Jun 14:500 par FEE 206:00 BY SM RECORDED FOR HIGHLAND CITY



N64°06'12"W

76.00 0°57'19" 1.27

20' MIN. REAR YARD SETBACK

10' MIN. REAR SETBACK

BENEFITED

PRIVATE STREET

TYPICAL FRONT LOAD SINGLE

FAMILY BUILDING SETBACKS LOTS 232-241

PARCEL

PRIVATE STREET

TYPICAL REAR LOAD SINGLE

FAMILY BUILDING SETBACKS

LOTS 242-265

TYPICAL PAIRED HOME SETBACKS LOTS 266-279

0' MIN. FRONT SETBACK

FRONT

BURDENED LOT APPROX. I' S.Y.U.E 18 REAR SETBACK

18'FRONT SETBACK

O' MIN. FRONT SETBACK

FRONT

BENEFITED LOT

20' MIN. FRONT STREET SETBACK

BURDENED

APPROX. I'S.Y.U.E 18' FRONT

> DETAIL C SCALE 1:20 N81*44'46"W 278 / 274 277 273 268 267

Sheet 2 of 2

NOTARY PUBLIC SEA