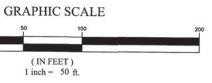
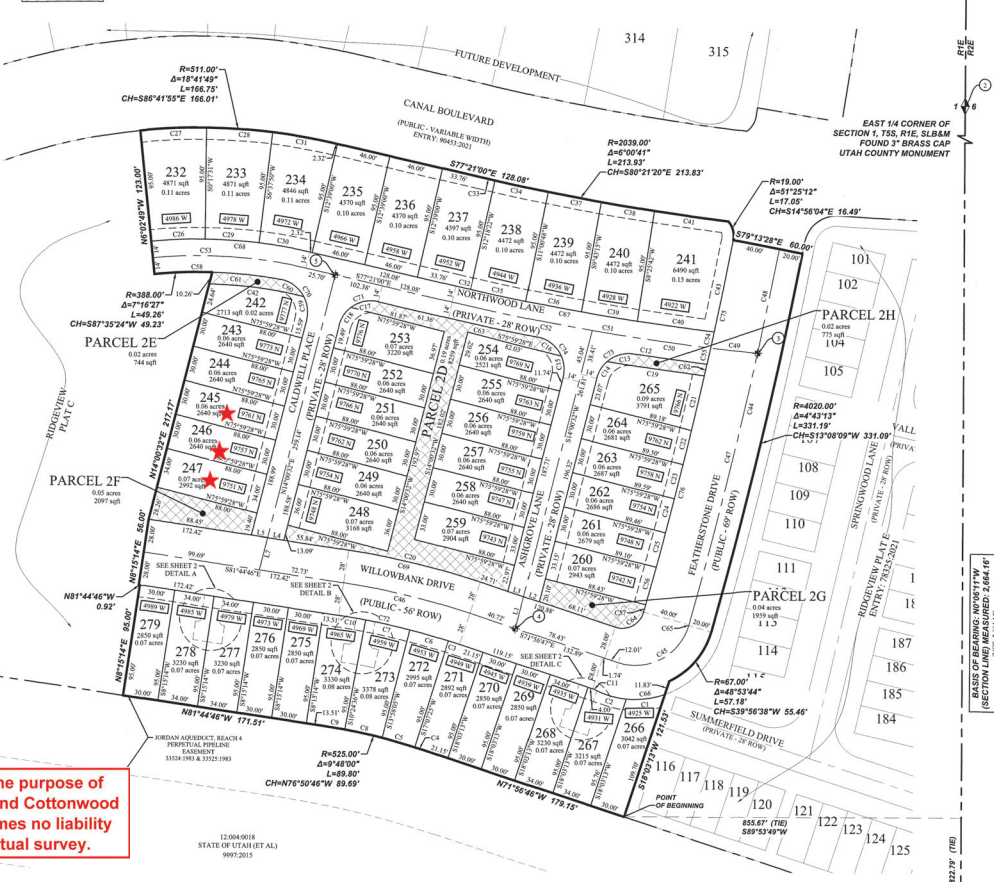


PLAT D
RIDGEVIEW
 PLANNED UNIT DEVELOPMENT
 LOCATED IN THE SE1/4 OF SECTION 1, T8S, R1E,
 SALT LAKE BASE & MERIDIAN
 HIGHLAND CITY, UTAH COUNTY, UTAH

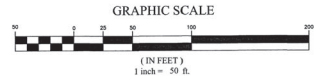


- NOTES**
- ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANITOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENTS SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
 - ALL PRIVATE ROADS AND COMMON AREAS WILL ALSO SERVE AS PUBLIC UTILITY EASEMENTS.
 - THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS 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.
 - NO VEHICULAR ACCESS TO CANAL BOULEVARD IS ALLOWED ALONG THE FOLLOWING LOTS: 232, 233, 234, 235, 236, 237, 238, 239, 240, AND 241. NO VEHICULAR ACCESS TO FEATHERSTONE DRIVE IS ALLOWED ALONG THE FOLLOWING LOTS: 260, 261, 262, 263, 264, AND 265.
 - ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL FIRE CODE REQUIREMENTS.
 - PRIVATE ROADS ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE HOA.
 - PARCELS 2E, 2F, 2G, AND 2H ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE HOA.
 - LOTS THAT SHARE DRIVEWAYS HAVE A RECIPROCAL SHARED ACCESS AND MAINTENANCE EASEMENT ACROSS DRIVEWAYS.



PLAT D RIDGEVIEW

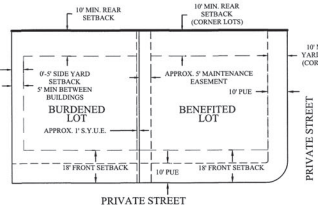
PLANNED UNIT DEVELOPMENT
LOCATED IN THE SE1/4 OF SECTION 1, T8S, R1E,
SALT LAKE BASIN & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH



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**
- 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.
 - ALL PRIVATE ROADS AND COMMON AREAS WILL ALSO SERVE AS PUBLIC UTILITY EASEMENTS.
 - THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
 - THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, VIBRATIONS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
 - NO VEHICULAR ACCESS TO CANAL BOULEVARD IS ALLOWED ALONG THE FOLLOWING LOTS: 232, 233, 234, 235, 236, 237, 238, 239, 240, AND 241. NO VEHICULAR ACCESS TO FEATHERSTONE DRIVE IS ALLOWED ALONG THE FOLLOWING LOTS: 260, 261, 262, 263, 264, AND 265.
 - ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL FIRE CODE REQUIREMENTS.
 - PRIVATE ROADS ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE HOA.
 - PARCELS 2D, 2E, 2F, 2G, AND 2H ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE HOA.
 - LOTS THAT SHARE DRIVEWAYS HAVE A RECIPROCAL SHARED ACCESS AND MAINTENANCE EASEMENT ACROSS DRIVEWAYS



TYPICAL FRONT LOAD SINGLE
FAMILY BUILDING SETBACKS
LOTS 232-241

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.

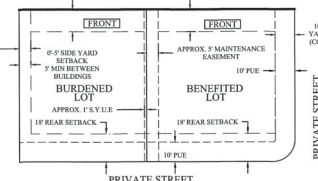
"BURDENED LOT" IS A LOT THAT IS BURDENED BY HAVING A SYUE THEREON.

"BENEFITED LOT" IS A LOT THAT IS BENEFITED BY THE SYUE LOCATED ON THE ADJACENT BURDENED 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 ERRECTED, 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 PRE-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. SOO, GRASS, 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.



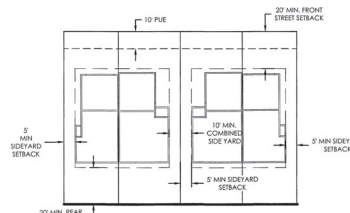
TYPICAL REAR LOAD SINGLE
FAMILY BUILDING SETBACKS
LOTS 242-265

DRIVEWAY ACCESS EASEMENT

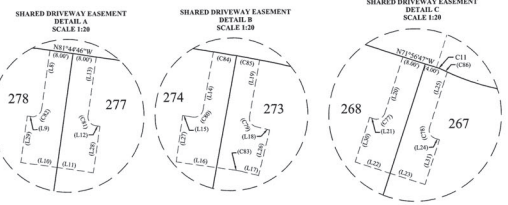
OWNER HEREBY GRANTS AND DEDICATES TO OWNERS OF THE LOTS ABUTTING THE COMMON BOUNDARY LINE BETWEEN TWO LOTS AS DEPICTED HEREON ("SHARING OWNERS") AND THEIR TENANTS, OCCUPANTS, INVITEES, LICENSEES AND GUESTS ("PERMITTEES") A PERPETUAL, NON-EXCLUSIVE RECIPROCAL DRIVEWAY ACCESS EASEMENT FOR REASONABLE ACCESS, 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 ENCRACH BY NO MORE THAN ONE FOOT (1') UPON 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



TYPICAL PAIRED HOME SETBACKS
LOTS 266-279



Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C77)	3.00	90°00'00"	4.71	N63°01'13"E	4.24
(C78)	3.00	90°00'00"	4.71	S26°54'47"E	4.24
(C79)	3.00	86°30'11"	4.53	S32°48'39"E	4.01
(C80)	3.00	87°50'38"	4.60	N54°19'53"E	4.16
(C81)	3.00	90°00'00"	4.71	S36°44'46"E	4.24
(C82)	3.00	90°00'00"	4.71	N53°19'14"E	4.24
(C83)	20.00	9°42'31"	1.99	N78°53'20"W	1.99
(C84)	620.00	0°44'22"	8.00	N79°53'38"W	8.00
(C85)	620.00	0°44'22"	8.00	N79°13'13"W	8.00
(C86)	76.00	0°71'39"	1.27	N64°06'12"E	1.27

Line Table

LINE	DIRECTION	LENGTH
(L8)	S89°17'14"W	20.17
(L9)	S81°44'46"E	1.50
(L10)	S81°44'46"E	12.50
(L11)	N81°44'46"W	12.50
(L12)	N81°44'46"W	1.50
(L13)	S89°17'14"W	20.18
(L14)	S81°44'46"E	1.50
(L15)	S81°44'46"E	20.00
(L16)	N79°02'57"W	4.49
(L17)	N79°02'57"W	4.78
(L18)	N072°34'36"E	19.64
(L19)	N18°01'12"E	20.17
(L20)	S71°56'47"E	1.50
(L21)	S71°56'47"E	12.50
(L22)	N71°56'47"W	12.50
(L23)	N71°56'47"W	1.50
(L24)	N18°01'12"W	19.79
(L25)	N13°00'00"E	16.00
(L26)	S89°17'14"W	16.00
(L27)	S89°17'14"E	16.00
(L28)	S89°17'14"W	16.00
(L29)	S89°17'14"W	16.00
(L30)	N18°01'12"E	16.00
(L31)	S18°01'12"W	16.00

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.

PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
6909 S. HIGH TECH DRIVE, 6300
MIDVALE, UTAH 84047 | P: (801) 352-0075
www.focuson.com

2 OF 2
01/02/2020

17732
Sheet 2 of 2

SURVEYOR'S SEAL: INTERNATIONAL LAND SURVEYORS ASSOCIATION, EVALUATED BY THE STATE OF UTAH, 01/02/2020

NOTARY PUBLIC SEAL: EVAN J. WOOD, 01/02/2020

HIGHLAND CITY ENGINEER SEAL: HIGHLAND CITY ENGINEER, STATE OF UTAH

HIGHLAND CITY RECORDER SEAL: HIGHLAND CITY RECORDER, STATE OF UTAH

COUNTY RECORDER SEAL: UTAH COUNTY RECORDER, 01/02/2020

PLAT D
RIDGEVIEW
PLANNED UNIT DEVELOPMENT
LOCATED IN THE SE1/4 OF SECTION 1, T8S, R1E,
SALT LAKE BASIN & MERIDIAN
HIGHLAND CITY, UTAH COUNTY, UTAH

UTAH 108372212021 No 4 17732
RECORDED IN THE PUBLIC RECORDS OF UTAH COUNTY RECORDER
01/02/2020 10:30 AM
RECORDED FOR HIGHLAND CITY